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SOUTH CAROLINA

VA Form 26-6335 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS:

George P. Hoffmann, III of
Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to

NCNB Mortgage South, Inc., a corporation organized and existing under the laws of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty-two Thousand Five Hundred and No/100----- Dollars (\$42,500.00), with interest from date at the rate of eight and a half per centum (8.5 %) per annum until paid, said principal and interest being payable at the office of NCNB Mortgage Corporation in Charlotte, North Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Three Hundred Twenty-six and 83/100----- Dollars (\$ 326.83), commencing on the first day of August, 19 77, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 2007.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being known and designated as Lot 58 of Westminster Village, Section I, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 5P at page 40, and having the following metes and bounds according to a more recent plat thereof entitled "Property of George P. Hoffmann, III," prepared by Webb Surveying & Mapping Co., dated June 20, 1977:

Beginning at an old iron pin on the western side of Downing Place at the joint front corner of lots 58 and 59, and running thence with the line of lot 59, N. 76-31 W., 152.7 feet to an old iron pin; thence with the line of lot 57, N. 35-52 E., 121.9 feet to an old iron pin at the joint front corner of lots 58 and 57 on the southwestern side of Paddock Lane; thence with the southwestern side of Paddock Lane, S. 67-46 E., 73.9 feet to an old iron pin; thence, S. 28-43 W., 36.3 feet to an old iron pin on the western side of Downing Place; thence with the western side of Downing Place, S. 6-44 W., 75.1 feet to the point of beginning.

The above described property is the same which was conveyed to the mortgagor by deed from Regency Enterprises, Inc., recorded June 23, 1977.

Mortgagee's address: P. O. Box 10068, Greenville, S. C. 29603

Should the Veterans Administration fail or refuse to issue it guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all sums secured hereby immediately due and payable.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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DOCUMENTARY
STAMP
TAX \$ 17.00
PB. 11218