

# MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

WHEREAS: MARION ELLIS AND GLEN G. ELLIS

Greenville, South Carolina

of hereinafter called the Mortgagor, is indebted to

COLONIAL MORTGAGE COMPANY

a corporation organized and existing under the laws of the State of Alabama, 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 Ten thousand Seven hundred and No/100

Dollars (\$ 10,700.00 ), with interest from date at the rate of 9 (nine and one-half) per centum (9-1/2%) per annum until paid, said principal and interest being payable

at the office of Colonial Mortgage Company, P.O. Box 257 in Montgomery, Alabama 36105 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 Eighty Nine and 97/100

Dollars (\$ 89.97 ) commencing on the first day of February 1970, 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 February 1971.

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, near the city of Greenville

State of South Carolina: in Julison Mill Village, on 7th Street and being known and designated as lot 100 in subdivision on a plat of said street right made by Piedmont Engineering Service dated April 11, 1968, said plat being recorded in the R.M.S. Office for Greenville County in Plat Book A, Page 114 and having, according to a more recent survey entitled Property of Marion Ellis and Glen G. Ellis recorded in the R.M.S. Office for Greenville County in Plat Book A, Page 114, with notes and remarks as shown thereon, said lot front 111 feet on 7th Street, measure back to a depth of the eastern side of 100.1 feet and on the western side to a depth of 100.1 feet; said lot has a width of 70.0 feet across the rear.

It is the sole purpose of this mortgage to secure the loan of \$10,700.00 to be repaid by the Mortgagor to the Mortgagee in accordance with the terms of the promissory note hereto attached.

Should the Veterans Administration fail or refuse to pay its liability in the full amount committed upon by the Veterans Administration under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become due for such liability, the holder may, at its option, declare the indebtedness hereby secured to be due and payable and may proceed immediately or may exercise any other rights hereunder or take any further action as may be provided.

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: including wall-to-wall carpeting.

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