

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

WHEREAS: THOMAS R. KIDD

Greenville, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

COLONIAL MORTGAGE COMPANY

, a corporation
, hereinafter
organised and existing under the laws of the State of Alabama
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of Thirty-one thousand three hundred
Dollars (\$ 31,300.00), with interest from date at the rate of
Seven & 3/4ths per centum (7.75%) per annum until paid, said principal and interest being payable
at the office of COLONIAL MORTGAGE COMPANY, P. O. Box 2571
in Montgomery, Alabama, 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 Two hundred twenty-
four and 42/100 - - - - - Dollars (\$ 224.42), commencing on the first day of
March, 1979, 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, 2009.

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: being shown and designated as Part of Lot 19, Block B,
on a Plat of SANS SOUCI VILLA, recorded in the RMC Office for Greenville
County in Plat Book A, at Pages 510 and 511. Said Lot fronts 70.0 feet
on the eastern side of Franklin Road; runs back a uniform depth of 159.0
feet, and has 70.0 feet across the rear.

This is the same property conveyed to the Mortgagor herein by deed of
Lyman Eugene Hawkins, dated January 20, 1979, to be recorded simul-
taneously herewith.

"Should the Veterans Administration fail or refuse to issue its guaranty
of the loan secured by this mortgage under the provisions of the Service-
men's readjustment Act of 1944, as amended, in the full amount committed upon
by the Veterans Administration within sixty (60) days from the date the
loan would normally become eligible for such guaranty, the mortgagee
herein may, at its option, declare all sums secured by this mortgage
immediately due and payable."

17 52

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;