

SOUTH CAROLINA

NCNB LOAN NO. 74-571280

S.C.
1979
SLEY

MORTGAGE

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

WHEREAS: TOMMY D. SHOEMAKER and BLANCHE F. SHOEMAKER

of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

NCNB MORTGAGE CORPORATION, a corporation organized and existing under the laws of the State of North 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 NINETEEN THOUSAND NINE HUNDRED Dollars (\$ 19,900.00), with interest from date at the rate of Eight per centum (8 %) per annum until paid, said principal and interest being payable at the office of NCNB MORTGAGE CORPORATION, P. O. Box 34069 in Charlotte, N. C., 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 ONE HUNDRED FORTY-SIX and 07/100 Dollars (\$ 146.07), commencing on the first day of December, 19 79 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 November, 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 Lot 32 on a Plat of F.W. POE MFG. CO., Section 1, recorded in the RMC Office for Greenville County in Plat Book UU, at Page 128. Said lot fronts 66.0 feet on the southwestern side of First Avenue; runs back to a depth of 100.2 feet on its northern boundary; runs back to a depth of 100.4 feet on its southern boundary, and has 66.35 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of Della Ann Frazier, dated October 22, 1979, to be recorded simultaneously herewith.

"Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within 60 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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