

VA Form 28-4314 (Home Loan)
Revised September 1975. Use Optional.
Section 1926, Title 38 U.S.C. Accord-
ance with Federal National Mortgage
Association.

FILED
GREENVILLE CO. S. C.

SOUTH CAROLINA

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MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

WHEREAS:

LARRY DONALD SPAIN

Greenville County, South Carolina, 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 Forty-four Thousand Four Hundred Fifty and no/100----- Dollars (\$ 44,450.00), 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 Colonial Mortgage Company, P. O. Box 2571 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 Three Hundred Twenty-six and 25/100----- Dollars (\$ 326.26), commencing on the first day of January, 1980, 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 December, 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:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Forestdale Drive in Greenville County, South Carolina being known and designated as Lot No. 53 as shown on a plat entitled FORESTDALE HEIGHTS dated December, 1956, prepared by R. K. Campbell, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK at Page 199, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Larry Donald Spain by deed of Tommy D. Huecker and Sharon P. Huecker of even date to be recorded herewith.

IMPORTANT NOTICE: Should the Veterans Administration fail or refuse to issue its guaranty 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 this loan would normally become eligible for such guaranty, the holder may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any further actions as by law provided.

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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; range or counter top unit and dishwasher.

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