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DONNIE S. TANKERSLEY
R.M.C.

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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

53883

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

WHEREAS: Teddy Joe Ball and Deborah Y. Ball

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

Colonial Mortgage Company

, a corporation organized and existing under the laws of 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 Fifty one thousand two hundred fifty and

00/100-----Dollars (\$ 51,250.00), with interest from date at the rate of

ten per centum (10 %) per annum until paid, said principal and interest being payable at the office of Colonial Mortgage Company, PO 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 Four hundred forty

nine and 98/100-----Dollars (\$ 449.98), commencing on the first day of

November, 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 October, 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 122 of Gray Fox Run Subdivision, made by C. O. Riddle, RLS, on November 6, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5-P at page 9, and revised plat being recorded in the RMC Office for Greenville County in Plat Book 5-P at page 16. Reference to said plats is hereby craved for a more complete metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Rebecca W. McGehee dated September 24, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1112 at page 280.

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 action as by law provided.

The mortgagee's address is: PO Box 2571, Montgomery, Alabama 36105

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, dishwasher, smoke detector, disposal, deck, wall to wall carpet.

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STATE OF SOUTH CAROLINA
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