

BOOK 519 PAGE 233

VS. 56965.

SOUTH CAROLINA

BOOK 78 833

VA Form 4-628 (Home Loan)  
May 1962 Use Optional  
Servicing's Restriction Act  
On U.S.C.A. 24 (a) Accept  
Only in R.F.C. Mortgage Co.

# MORTGAGE

FRED  
GREENVILLE CO. S.C.

JUN 7 10 44 AM '72

ILLIE F. RICHMOND  
P.M.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

WHEREAS: Roy Alverson Scott

Greenville, S. C.

, hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co.

organized and existing under the laws of South Carolina, a corporation, 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 Seventy-five Hundred and no/100 Dollars (\$7500.00), with interest from date at the rate of

four per centum (4%) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, S. 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 Forty-five and 45/100 Dollars (\$45.45), commencing on the first day of

March, 1952, 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, 1972.

pass:

(a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagor, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments.

(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

- (i) taxes, special assessments, fire and other hazard insurance premiums;
- (ii) interest on the note secured hereby; and
- (iii) amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to four per centum (4%) of any installment which is not paid within fifteen (15) days from the due date thereof plus the extra expense involved in handling delinquent payments.

3. If the total of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if

New York, N. Y., February 11, 1971

The note for which the within mortgage was given to secure having been paid in full, this mortgage is declared satisfied and the lien thereof forever discharged.

WITNESSES:

OCT 20 1982

THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK

By: John I. Connor Vice President

Attest: Joseph C. Porcelli Assistant Secretary

Notary Public

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FILED  
OCT 20 2 45 PM '72  
GREENVILLE S.C.  
R.M.C.

Return to Harry E. Walker, Attorney at Law

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