

JAN 9 3 10 PM 1953

VA Form 4-602 (Home Loan)
May 1952 Use Optional
Servicer's Readjustment Act
(28 U.S.C.A. 604 (a)). Accept-
able to R.F.C. Mortgage Co.

OLLIE FARNSWORTH
R. M.C.

SOUTH CAROLINA

MORTGAGE

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

Whereas: Edward L. Baden

of Greenville, S. C. hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co.

, a corporation organized and existing under the laws of South 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 Eighty-Five Hundred Fifty and no/100

Dollars (\$ 8,550.00), 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 14/100 Dollars (\$ 45.14), commencing on the first day of February , 19 53, 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 January , 1978 .

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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Northwesterly side of Crosby Circle, near the City of Greenville, South Carolina, being shown as Lot No. 5 on the plat of Paramount Park as recorded in the RMC Office for Greenville County, S. C. in Plat Book "W", page 57, and having according to an unrecorded plat made by R. W. Dalton in January, 1953, the following metes and bounds, to-wit:

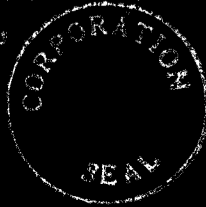
BEGINNING at an iron pin on the Northwesterly side of Crosby Circle at a point 313.3 feet Southwest of the Southwesterly intersection of Crosby Circle and Lombard Lane, said point being the joint front corner of Lots 5 and 6, and running thence along the Northwesterly side of Crosby Circle on a curve, the chord of which is S 23-02 W 49.1 feet to an iron pin, joint corner of Lots Nos. 4 and 5; thence along the joint line of Lots 4 and 5 S 89-34 W 113 feet to an iron pin on the Southwesterly side of a 5 foot strip reserved for utilities; thence along the Southwesterly side of said 5 foot strip N 49-57 W 71.8 feet to an iron pin in the center of a 10 foot strip reserved for utilities; thence along the center of said 10 foot strip N 39-20 E 115 feet to an iron pin, joint corner of Lots Nos. 5 and 6; thence along the joint line of Lots 5 and 6 S 52-10 E 145.2 feet to the point of beginning.

The Mortgagor covenants that until the mortgage has been paid in full he will not execute or file for record any instrument which imposes a restriction upon the sale or the occupancy of the mortgaged property, on the basis of race, color or creed. This covenant shall be binding upon the Mortgagor and his assigns, and upon the violation thereof, the Mortgagee may, at its option, declare the unpaid balance of the mortgage 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;

- KLEER KLEEN Oil Floor Furnace with 275 gallon fuel tank;
- Disappearing stairway; and
- 30 Gallon Electric Water Heater.

10-49889-1



RECORDED AND CANCELLED OF RECORD
DAY OF
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT THE POINT OF RECORDING