

DEC 17 4 21 PM
BELL FARMERS
R. M. C.

SOUTH CAROLINA

VA Form 4-228 (Home Loan)
May 1962 Use Optional
Servicing's Endorsement Act
OR V.R.C.A. 204 (a). Accept-
able to RPO Mortgage Co.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

WHEREAS: I, Harold Fredrick Pearce

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

General Mortgage 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-eight Hundred Fifty - Dollars (\$ 8850.00), with interest from date at the rate of four & one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of General Mortgage 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 Fifty-six and two one-hundredths Dollars (\$ 56.02), commencing on the first day of February , 1954 , 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 , 1974 .

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 in Greenville Township, Greenville County, state of South Carolina, at the southwest corner of Lenore Avenue and Earnshaw Avenue, being known and designated as Lot No. 138 of the Sans Souci Heights subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in plat book Y page 145 and having according to a recent survey made by James H. Beeson November 25, 1953 the following metes and bounds, to-wit:

Beginning at an iron pin at the southwest corner of the intersection of Earnshaw Avenue and Lenore Avenue, and running thence with the southwest side of Earnshaw Avenue S. 34-17 E. 174.6 feet to an iron pin; thence S. 53-32 W. 11.3 feet to an iron pin; thence S. 68-54 W. 94 feet to an iron pin rear corner of lot No. 139; thence with the line of said lot N. 22-49 W. 170.9 feet to an iron pin on the south side of Lenore Avenue; thence with the south side of said Avenue N. 67-11 E. 70 feet to the beginning corner.

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;