

SOUTH CAROLINA

FILED GREENVILLE CO. S. C.

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OLLIE FARNSWORTH R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WHEREAS: We, Fred O. Sumerel and Vivian R. Sumerel

Greenville, S. C.

, hereinafter called the Mortgagor, is indebted to

General Mortgage 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 Six Thousand Five Hundred Dollars (\$ 6,500.00), 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 Forty-one and thirteen one-hundredths Dollars (\$ 41.13), commencing on the first day of January, 19 55, 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, 19 74.

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 city of Greenville, Greenville County, state of South Carolina, being known and designated as the western half of lot No. 158, as shown on plat of subdivision known as East Lynn Addition, said plat being recorded in the R. M. C. Office for Greenville County in Plat book H at page 220, and having according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Sycamore Drive, being the joint front corner of lots 157 and 158, and running thence with the joint line of said lots S. 69-42 E. 137.7 feet to an iron pin; thence with a new line across lot No. 158, S. 14-32 W. 50 feet to an iron pin in side of Brook Street; thence with Brook Street N. 69-42 E. 140.0 feet to an iron pin on Sycamore Drive; thence with Sycamore Drive N. 20-18 E. 50 feet to the beginning corner.

"Should the Veterans Administration fail or refuse to issue the guaranty of the loan secured by this instrument under the provisions of the Serviceman's Readjustment Act of 1944, as amended, within 90 days from the date that the loan would normally become eligible for such guaranty, the mortgagee, herein at its option, may declare all sums secured hereby 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;