

ELLIE FARNSWORTH
R. M. C.

THE FARMERS' TRUST COMPANY
GREENVILLE, S. C.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WHEREAS: **Jonas K. Rudy**

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

General Mortgage Co.

organized and existing under the laws of the State 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 **Ten Thousand Seven Hundred Fifty and no/100** Dollars (\$ 10,750.00), with interest from date at the rate of **four and one-half per centum (4-1/2%)** per annum until paid, said principal and interest being payable at the office of **General Mortgage Co.** in **Greenville, South Carolina**, 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 Four and 48/100** Dollars (\$ 54.48), 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**54** *JKR*

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, City of Greenville** State of South Carolina; being known and designated as lot no. 12 of Pleasant View according to plat made by C. C. Jones dated February, 1954 and recorded in the R.M.C. Office for Greenville County in Plat Book HH at Page 52 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Brookdale Avenue at the joint front corner of lots nos. 12 and 13, which iron pin is situate 280 feet northeast of the intersection of Willow Springs Drive and Brookdale Avenue and running thence along the line of lot no. 13, N 58-15 W, 140 feet to an iron pin on the line of lot no. 15; thence with the line of lot no. 15, N 5-12 E, 22.4 feet to an iron pin in the line of lot no. 16; thence with the line of lot no. 16, N 31-45 E, 76.6 feet to an iron pin; thence along the property known as Knob Hill, S 55-47 E, 150.1 feet to an iron pin on the northwestern side of Brookdale Avenue; thence with said avenue, S 31-45 W, 90 feet to the point of beginning.

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 60 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;

16-49588-1

*The debt hereby secured, having been paid in full, this mortgage is satisfied this 28 day of March 1969.
The Guardian Life Insurance Company of America
By Price H. Topping Vice President
In the presence of:
Charles S. Curry
Catherine M. Walsh*

SATISFIED AND CANCELLED OF RECORD

11 DAY OF April 1969
Ellie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:57 O'CLOCK P. M. NO. 24312