

FILED
GREENVILLE, CO. S. C.

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BOOK 1186 PAGE 117

SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

VA Form 26-6223 (Home Loan)
Revised August 1968. Use Optional.
Section 1812, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

WHEREAS:

David S. Edwards ----- of Greenville, South Carolina -----, hereinafter called the Mortgagor, is indebted to Thomas & Hill, Inc., a West Virginia Corporation with principal place of business at 818 Virginia Street, East, Charleston, West Virginia 25327 -----, a corporation organized and existing under the laws of West Virginia -----, 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 Twelve Thousand Three Hundred Fifty and No/100 ----- Dollars (\$12,350.00 ---), with interest from date at the rate of Seven ----- per centum (7 ---%) per annum until paid, said principal and interest being payable at the office of Thomas & Hill, Inc. -----, 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 Eighty-two and 25/100 ----- Dollars (\$ 82.25 -----), commencing on the first day of June -----, 19 71, 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 April -----, 2001.

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 those pieces, parcels or lots of land situate, lying and being on the northern side of Orlando Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 64 and a portion of Lot No. 63 of a subdivision known as Paris-Piney Park, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 19 and according to a more recent plat by Carolina Engineering & Surveying Co. dated March, 1971 has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Orlando Avenue at the joint front corner of Lots Nos. 64 and 65, which iron pin is 175.3 feet northwest from the intersection of Orlando Avenue and Furman Hall Road and running thence with said avenue, N. 55-30 W., 75 feet to an iron pin in the center line of Lot No. 63; running thence along a new line through Lot No. 63, N. 34-30 E., 150 feet to an iron pin; running thence S. 55-30 E., 75 feet to an iron pin at the joint rear corner of Lots Nos. 64 and 65; running thence with the joint line of said lots S. 34-30 W., 150 feet to an iron pin, point of beginning.

Also included within the terms of this mortgage is the carpet located in the living room of the house.

The Mortgagors covenant and agree that should this security instrument or note secured hereby be determined ineligible for guaranty under the Servicemen's Readjustment Act within thirty (30) days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee said note and/or this security instrument being deemed conclusive proof of such ineligibility) the present holder of the note secured hereby or any subsequent holder thereof may, at its option, declare all notes 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;