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GREENVILLE CO. S. C.

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BOOK 1219 PAGE 661

SOUTH CAROLINA

VA Form 26-6326 (Home Loan)  
Revised August 1963. Use Optional.  
Section 1510, Title 26 U.S.C. Acceptable to Federal National Mortgage Association.

OLLIE FARNSWORTH  
R. M. C.

# MORTGAGE

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

WHEREAS: THOMAS RONALD SPROUSE

of Greenville County, 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, a corporation organized and existing under the laws of The State 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 FOURTEEN THOUSAND NINE HUNDRED FIFTY and No/100-----Dollars (\$14,950.00), 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., 818 Virginia Street, East in Charleston, West Virginia 25327, 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 Ninety Nine and 57/100-----Dollars (\$99.57), commencing on the first day of March, 1972 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, 2002.

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, together with buildings and improvements, situate, lying and being on the Eastern side of West Decatur Street, near the City of Greenville in Greenville County, South Carolina, being shown and designated as Lot No. 109 on a Plat of the Property of J. P. Rosamond from the Property of Sans Souci Development Co. dated April 1931, recorded in the RMC Office for Greenville County, South Carolina in Plat Book H, Pages 185 and 186, reference to which is hereby craved for the metes and bounds thereof.

The Mortgagor covenants and agrees that so long as this Mortgage and the Note secured hereby are guaranteed under the Servicemen's Readjustment Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the subject property on the basis of race, color or creed. Upon violation of this covenant, the noteholder may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

The Mortgagor covenants and agrees 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 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; thereof may, at its option, declare all notes secured hereby immediately due and payable.

This Mortgage Assigned to: Blundell Federal Savings & Loan Assoc.  
From Thomas & Hill, Inc.  
on 23 day of Feb. 19 72 Assignment Refers to  
in Vol. 1223 of R. E. Mortgages on Page 631  
File # 28 of Feb. 19 72. # 23065

*See Release in by Judgment Roll # M-2765 re R.E.M. Book 1344 Page 549*