

Mortgagee: Caro. Nat'l. Investment Co., Inc.
P.O. Box 10636
Charleston, S. C. 29411

SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised September 1975. Use Optional.
Section 502, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

BOOK 1451 PAGE 19

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

WHEREAS: We, James Willie Shorter and Arletha H. Shorter

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to Carolina National Mortgage Investment Co., Inc.

, 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 ---Twenty Six Thousand and No/100-----Dollars (\$ 26,000.00), with interest from date at the rate of Nine and One-half per centum (9.5 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. in Charleston, 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 ---Two Hundred Eighteen and 66/100----- Dollars (\$218.66), commencing on the first day of January, 1979, 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, 2008.

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 located in the County of Greenville, State of South Carolina and being known and designated as Lot 14 of Idlewild Sub-division according to a plat entitled "Idlewild Subdivision" recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Pages 54 and 55 and being more particularly described according to a plat entitled "Property of James Willie Shorter and Arletha Shorter, by Carolina Surveying Co., dated 16 Nov. 1978, as follows:

Beginning at an iron pin on the western side of Idlewild Avenue at the joint front corner of Lots 14 and 15 and running thence S. 44-34 W. 125 feet to an iron pin; thence N. 45-26 W. 80 feet to an iron pin; thence running N. 44-34 E. 125 feet to an iron pin; thence along the western side of Idlewild Avenue S. 45-26 E. to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Herman Bennett and Sarah H. Bennett, dated Nov. 21, 1978, and recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

Also included in this mortgage:

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

"Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all sums secured hereby immediately due and payable."

0019

4328 RV-2