

FILED
GREENVILLE CO. S. C.

MAR 30 11 29 AM '79

SOUTH CAROLINA

DONNIE S. TANKERSLEY

MORTGAGE

VOL 1461 PAGE 311

VA Form 26-4538 (Home Loan)
Revised September 1975. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

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

WHEREAS: EUGENE H. B. LEDFORD AND EVA LEDFORD

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

Perpetual Building and Loan Association

, a corporation organized and existing under the laws of the State 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 Thirteen Thousand Nine Hundred and No/100 Dollars (\$13,900.00), with interest from date at the rate of nine and one-half per centum (9½ %) per annum until paid, said principal and interest being payable at the office of Perpetual Building and Loan Association in Anderson, 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 One Hundred Sixteen and 90/100 Dollars (\$116.90), commencing on the first day of May, 19 79, 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, 2009.

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 in the County of Greenville, State of South Carolina, on the eastern side of Wilburn Avenue and being known and designated as Lots Nos. 39 and 40 on plat of Westview Heights, recorded in the RMC Office for Greenville County, S. C., in Plat Book "M", at Page 11 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Wilburn Avenue at the joint front corner of Lots Nos. 41 and 40 and running thence along said Avenue N. 4-04 W. 100 feet to an iron pin; thence along the joint line of Lots Nos. 38 and 39, N. 85-56 E. 147.7 feet to an iron pin; thence S. 2-41 E. 100 feet to an iron pin; thence along the joint line of Lots Nos. 40 and 41, S. 85-56 W. 145.3 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of William E. McCall and Annie P. McCall, dated 29 March 1979, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 1247, Anderson, South Carolina 29622.

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.

DOCUMENTARY
STAMP
MARCH 26 1979
R6.11213

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;

GCTO
-----2 MR30 79 1372

3.50C1

4328 RV-2

0311