

FILED Mortgagees address:
GREENVILLE CO. S. C. P. O. Box 2571
MAY 29 4 32 PM '79 Montgomery, Ala. 36105

SONNIE S. TANKERSLEY
R.M.C.

SOUTH CAROLINA

MORTGAGE

Vol 1468 PAGE 80

VA Form 26-4135 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

WHEREAS: BENNY DEAN LEFLER AND KATHERINE ANN LEFLER

Simpsonville, S. C.

of
, hereinafter called the Mortgagor, is indebted to

COLONIAL MORTGAGE COMPANY

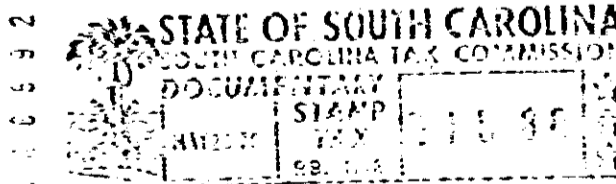
, a corporation
, hereinafter
organized and existing under the laws of Alabama
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Nine Thousand Seven Hundred and No/100----- Dollars (\$ 39,700.00), with interest from date at the rate of
Ten per centum (10 %) per annum until paid, said principal and interest being payable
at the office of Colonial Mortgage Company P. O. Box 2571
in Montgomery, Alabama 36105 , 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 Three Hundred Forty Eight and 57/100----- Dollars (\$ 348.57), commencing on the first day of July , 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 June, 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 that lot of land with the buildings and improvements thereon situate on the East side of Anglewood Drive, near the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina, being shown as Lot No. 178 on Plat of Section II, Sheet II of Westwood Subdivision, recorded in the RMC Office for Greenville County S. C. in Plat Book 4-F, Page 45, said plat being referred to for a more complete description thereof.

Should the Veterans Administration fail or refuse to issue its guaranty in the full amount committed upon by the Veterans Administration under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date this loan would normally become eligible for such guaranty, the holder may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any further action as by law provided.

This being the same property conveyed to the mortgagors by deed of Charles F. Durham Jr. et. al. of even date to be recorded herewith.



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; Range or counter top unit dishwasher, disposal, wall to wall carpeting, and fence.

BDJ
KAR
GCTO
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