

711410 (10)

SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.
JUL 29 11 35 AM '79
WANKERSLEY
R.H.C.

VA Form 26-4115 (Home Loan)
Revised August 1973. Use
Section 1410, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS:

Glenn Gerald Rikard and Mary Lois Rikard

Greenville, South Carolina,
Charter Mortgage Company

of
, hereinafter called the Mortgagor, is indebted to

organized and existing under the laws of State of Florida, a corporation
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-three Thousand Five Hundred and no/100----- Dollars (\$ 33,500.00), with interest from date at the rate of Ten per centum (10.0 %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company, Post Office Box 10316, in Jacksonville, Florida, 32207, 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 Ninety-four and 13/100----- Dollars (\$294.13), commencing on the first day of September, 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 August, 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 certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, Chick Springs Township, being more fully shown on a plat of property prepared by R. K. Campbell, RLS, dated May 12, 1961, recorded in the RMC Office for Greenville County in Plat Book WW at Page 96, and having, according to a new plat prepared by Century Land Surveying Company dated July 26, 1979, recorded in the RMC Office for Greenville County in Plat Book 7-K at Page 9, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of Mary Helen LaBerta (now known as Mary Helen L. Green), dated July 27, 1979, recorded in Book 1108 at Page 90 on July 30, 1979.

Should The Veterans Administration Fail Or Refuse To Issue Its Guaranty Of The Loan Secured By This Mortgage Under The Provisions Of The Servicemen's Readjustment Act Of 1944, As Amended, In The Full Amount Committed Upon By The Veterans Administration Within Sixty Days (60) From The Date The Loan Would Normally Become Eligible For Such Guaranty, The Mortgage Herein May, At Its Option, Declare All Sums Secured By This Mortgage 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;

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