

FILED
GREENVILLE CO. S.
OCT 29 2 51 PM 1979

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SOUTH CAROLINA

VA Form 4-433 (Home Loan)
May 1966 Use Optional
Servicer's Readjustment Act
(38 U.S.C. 421 (a)). Accept-
able to RFD Mortgage Co.

ELLIE FARNSWORTH 20166

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PAID IN FULL
AUG 14 1979
ONONDAGA
SAVINGS BANK

WHEREAS: John Forrester Smith and Claire B. Smith

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

General Mortgage Co., Greenville, South Carolina, 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 incor-
porated herein by reference, in the principal sum of Nine Thousand Two Hundred Fifty and

No/100 Dollars (\$ 9,250.00), with interest from date at the rate of

per centum (4 1/2 %) per annum until paid, said principal and interest being payable

at the office of General Mortgage Co. in Greenville, 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 Fifty-One and

43/100 Dollars (\$ 51.43), commencing on the first day of

December, 1954; 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 November, 1979.

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 released, such

sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments.

(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:
(i) taxes, special assessments, fire and other hazard insurance premiums;
(ii) interest on the note secured hereby; and
(iii) amortization of the principal of said note.
Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to four per centum (4%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the extra expense involved in handling delinquent payments.

3. If the total of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if

SOUTH CAROLINA

11289

In the presence of
Rose Barkley
Rose Barkley
Betty J. Holley
Betty J. Holley

PAID IN FULL 15th DAY OF August 1979
ONONDAGA SAVINGS BANK, formerly,
THE ONONDAGA COUNTY SAVINGS BANK
By David M. Dembovski Vice President
and Vincent A. Mazza
Vincent A. Mazza, Asst. Secretary
OCT 3 1979

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