

I, Grace (Mrs.) Sarah Cozles, hereinafter called the Mortgagor, is indebted to Thomas Hill, Inc., 211 West Main Street, Greenville, S.C., with principal place of business at 818 Virginia Street, East Charleston, West Virginia, 25327, a corporation organized and incorporated in the State of West Virginia, hereinafter called the Mortgagee, the sum of Eleven Thousand Two Hundred Fifty and No/100 Dollars (\$11,250.00), with interest from date at the rate of Seven and one-half (7 1/2%) per annum until paid, said principal and interest being payable at the office of Thomas Hill, Inc., in Charleston, West Virginia, or at such other place as the holder of the note may designate in writing to the Mortgagee, at monthly installments of Seventy-eight and 75/100 Dollars (\$78.75), commencing on the first day of April, 1971, 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 February, 2001.

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 Mortgagee 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, conveyed, sold, assigned, and released, and by these presents does grant, bargain, sell, convey, 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 piece, parcel or lot of land situate, lying and being at the southeastern corner of intersection of Bahan Street and Circle Drive near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot "A" on a plat of property of Grace Alma Simmons, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book NN at page 190, said lot having such metes and bounds as shown thereon.

The mortgagor covenants and agrees that should this security instrument or note secured hereby be determined ineligible for guaranty under the Servicemen's Readjustment Act within thirty (30) days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee said note and/or this security instrument being deemed conclusive proof of such ineligibility) the present holder of the note secured hereby or any subsequent holder thereof may, at its option, declare all notes 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 Mortgagee 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;

Farmers Building & Loan Association  
 Thomas & Hill, Inc.  
 19<sup>th</sup> March 21  
 1184 415  
 23 March 1971 # 22073