

GREENVILLE CO. S. C.
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MORTGAGE

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

WHEREAS: PETER R. ESHBACK

GREENVILLE, SOUTH CAROLINA

PRE DE
of
, hereinafter called the Mortgagor, is indebted to

NONB MORTGAGE SOUTH, INC. , 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 TWENTY THOUSAND NINE HUNDRED AND FIFTY DOLLARS
Dollars (\$ 20,950.00), 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 NONB MORTGAGE SOUTH, INC., P. O. Box 11068
in GREENVILLE, SOUTH CAROLINA 29603 , 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 SEVENTY
SIX DOLLARS AND NINETEEN CENTS Dollars (\$ 176.19), commencing on the first day of
October 1, 1978 , 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 September , 2008 .

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; to wit:

All those certain parcels or lots of land situate, lying and being in the
State of South Carolina, County of Greenville, City of Greenville, on the Northwest
side of Dixie Avenue, being known and designated as Lots numbers 52 and 53 on a Plat
titled "Dixie Heights", recorded in Plat Book H, Page 46, and according to said Plat
having the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of Dixie Avenue, joint front
corner of Lots numbers 51 and 52, and running thence as dividing line between said
Lots N. 46-48 W. 150 ft. to an iron pin; thence N. 43-12 E. 100 ft. to an iron pin,
joint rear corner of Lots numbers 53 and 54; thence as dividing line between said
Lots S. 46-48 E. 150 ft. to an iron pin on the Northwest side of Dixie Avenue; thence
therewith S. 43-12 W. 100 ft. to the point of the BEGINNING.

This being the same property conveyed to the MORTGAGORS herein by Deed of
DAVID L. STATE and PAMELA S. STATE, which Deed bears even date herewith and is re-
corded in the R. M. C. Office for Greenville County.

"Should the Veterans Administration fail or refuse to issue guaranty of the
loan secured by this instrument under the provisions of the Serviceman's Readjustment
Act of 1944, as amended, within sixty days (60) 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."

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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