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SOUTH CAROLINA

VA Form 26-6335 (Home Loan) Revised September 1975. Use Optional. Section 1819, Litle 38 J. S.C. Accepts able to Federal National Mortgage MAS 4 9 13 AM 183

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: CALVIN L. SMITH and ALZINE H. SMITH

Greenville, South Carolina

, hereinafter called the Mortgagor, is indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA

organized and existing under the laws of the United States of America , hereinafter 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 Forty-six Thousand and no/100ths --
Dollars (\$ 46,000.00), with interest from date at the rate of twelve per centum (12%) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina, in P. O. Drawer 408, Greenville, S. Corat such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Four Hundred Seventy-three and 34/100ths Dollars (\$ 473.34), commencing on the first day of May , 1983, 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 April, 2013.

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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northern side of Weehawken Circle, in Greenville County, South Cartlina, being shown and designated as Lot No. 23 on a REVISED MAP OF WEEHAWKEN HILL, made by C. O. Riddle, Surveyor, dated November 10, 1970, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F, page 50, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagors by deed of Selestene H. Denny to be recorded simultaneously herewith.

Should the Veterans Administration fail or refuse to issue its guaranty in full amount within sixty days from the date this loan would normally become eligible for such guaranty committed upon by the Veterans Administration under the provisions of the Servicemen's Readjustment Act of 1944, as amended, 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 other proper action as by law provided.

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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