

VA Form VB4-6338 (Home Loan)  
April 1955. Use Optional. Servicemen's Readjustment Act (38 U.S.C. A. 694 (a)). Acceptable to Federal National Mortgage Association.

FILED  
GREENVILLE CO. S. C.

1 4 47 PM 1964  
OLLIE FARNSWORTH  
R.M.C.

SOUTH CAROLINA

BOOK 913 PAGE 545

# MORTGAGE

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

WHEREAS:

**EZRA HOWARD JOHNS** of  
Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

**CAMERON-BROWN COMPANY**, a corporation

organized and existing under the laws of North Carolina, 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 **Sixteen Thousand Nine Hundred Fifty and No/100** Dollars (\$16,950.00), with interest from date at the rate of **five and one-fourth per centum (5-1/4%)** per annum until paid, said principal and interest being payable at the office of **Cameron-Brown Company** in **Raleigh, North 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 **Ninety-Three and 73/100** Dollars (\$93.73), commencing on the first day of **November**, 1964, 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 **October**, 1994.

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 the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 42, Section A of Gower Estates, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Pages 146 and 147, and having, according to said plat, the following metes and bounds to-wit:**

**BEGINNING at an iron pin on the Northern side of Don Drive, joint corner with Lot 41; and running thence N. 31-01 E. 221.8 feet to an iron pin; thence S. 51-44 E. 83.1 feet to an iron pin; thence S. 28-31 W. 201.8 feet to an iron pin on Don Drive, joint front corner Lots 42 and 43; thence along Don Drive N. 67-39 W. 93.9 feet to an iron pin, the point of beginning.**

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

16-40888-2

This Mortgage Assigned to Monarch Life Ins Co.  
on 18 day of Dec 1964. Assignment recorded  
in Vol. 989 of R. E. Mortgages on Page 42

# 3031.

*Annex S. Insuring*  
RMC

*Sat Book 154 page 1337*  
*7-14-94*