

VA Form 66-4188 (Home Loan)
Revised August 1962. Use Optional
Section 1919, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

FILED
GREENVILLE CO. S. C.
4-51-71
JAN 1971
MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }
OLLIE FARNSWORTH
R. M. C.

WHEREAS: JAMES R. WALLS and NANCY S. WALLS

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to
CAMERON-BROWN COMPANY

a corporation organized and existing under the laws of the State 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 Twelve Thousand Seven Hundred Fifty and No/100----- Dollars (\$ 12,750.00), with interest from date at the rate of seven & one-half per centum (7½ %) per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company, 900 Wade Avenue 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 Eighty-nine and 25/100----- Dollars (\$ 89.25), commencing on the first day of March, 1970, 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 January, 2000

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 together with buildings and improvements, situate, lying and being on the Northern side of Maywood Drive in Greenville County, South Carolina, being shown and designated as Lot No. 74 and a portion of Lot No. 73 on a plat of THORNWOOD ACRES, Section 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, page 105, and having according to a recent plat thereof made by C. C. Jones, Engineer, dated December, 1969, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Maywood Drive at the joint front corners of Lots 74 and 75 and thence along the common line of said lots, N. 14-52 W., 161.5 feet to an iron pin; thence S. 73-10 W., 100.1 feet to an iron pin in the rear line of Lot No. 73; thence through Lot No. 73, S. 14-52 E., 157.9 feet to an iron pin on Maywood Drive; thence along the Northern side of Maywood Drive, N. 75-08 E., 100 feet to an iron pin, the beginning corner.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provision of the Servicemen'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;