

FILED
GREENVILLE CO. S. C.

BOOK 1147 PAGE 599

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SOUTH CAROLINA

VA Form 16-4118 (Home Loan)
Revised August 1968 Use Optional
Section 1010, Title 38 U.S.C., Accept-
able to Federal National Mortgage
Association.

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

WITNESSES:

JAMES RAY PHILLIPS & MARY FRANCES R. PHILLIPS
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 Sixteen Thousand Nine Hundred Fifty and No/100-----Dollars (\$ 16,950.00), with interest from date at the rate of eight & one-half per centum (8½ %) 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 One Hundred Thirty and 35/100-----Dollars (\$ 130.35), commencing on the first day of April, 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 March, 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 lot of land with buildings and improvements situate, lying and being on the Eastern side of Vedado Lane in Greenville County, South Carolina, being shown as the major part of Lot No. 77 on a Plat of VARDRY-VALE, Section 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book WW, page 53, and on a plat of a revision of Lots Nos. 77 and 78 of Vardry-Vale, dated May 19, 1969, made by Campbell & Clarkson Surveyors, Inc., and recorded in the RMC Office for said County and State in Plat Book 4D, page 9, reference to which is hereby craved for the metes and bounds thereof.

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;