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BOOK 1148 PAGE 395

OLLIE FARNSWORTH
R. M. O.

SOUTH CAROLINA

VA Form 14-4414 (Home Loan)
Revised August 1969. Use Optional
Section 131a. Title is U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: JAMES DOUGLAS SWAFFORD AND BRENDA S. SWAFFORD

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
Cameron-Brown Company

organized and existing under the laws of North Carolina, a corporation
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 Ten Thousand Five Hundred and No/100-----
Dollars (\$ 10,500.00), 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
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 and 75/100-----
Dollars (\$ 80.75), 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 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
No. 39 and part of Lot No. 40, Plat of Dixie Heights, which plat is
recorded in the RMC Office for Greenville County, South Carolina, in Plat
Book H, Page 46, and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Briarcliff Drive
(formerly Central Avenue) and running thence S. 46-48 E. 150 feet to an
iron pin; thence S. 43-12 W. 53 feet to an iron pin; thence N. 46-48 W.
150 feet to an iron pin on Briarcliff Drive; thence along Briarcliff Drive,
N. 43-12 E. 53 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 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;