

GREENVILLE (CO. S. C.)

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BOOK 1180 PAGE 285

OLLIE FARNSWORTH
R. M. C.

SOUTH CAROLINA

VA Form 26-6598 (Home Loan)
Revised August 1963. Use Optional
Section 1810, Title 38 U.S.C. Acceptable
to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS:

Michael D. Cole 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 Ten Thousand Three Hundred Fifty and no/100-----Dollars (\$ 10,350.00), 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 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 Seventy-Two and 45/100-----Dollars (\$ 72.45), commencing on the first day of April, 1971, 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, 2001.

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 situate in Greenville County, South Carolina, in Parker School District, and known as Lot #7 in Section D on a Plat of property known as Woodville Heights made by W. J. Riddle Surveyors December, 1940, and recorded in Plat Book L at Pages 14 and 15 in the R.M.C. Office for Greenville County, South Carolina, and according to said Plat having the following metes and bounds, to-wit:

Beginning at an iron pin on the Eastern side of Spruce Street N. 9-50 E. 60 feet to an iron pin; thence S. 80-10 E. 271 feet to an iron pin joint rear corner Lots 7 and 8; thence S. 15-0 W. 60.4 feet to an iron pin; thence N. 80-10 W. 265.2 feet to the beginning corner.

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

This Mortgage Assigned to: First Federal Savings and Loan Association of Raleigh
From: Cameron-Brown Company
On: 31st March 1971 (Mortgage recorded)
in Vol. 1186 of R. M. C. Office, Greenville, S. C. 1971
This 9th of April 1971 # 23664