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GREENVILLE, CO. S. C.  
MAY 7 12 18 PM '71  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1189 PAGE 513

SOUTH CAROLINA

VA Form 26-4338 (Home Loan)  
Revised August, 1963. Use Optional.  
Section 1810, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

## MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

WHEREAS: We, Richard C. Kerns and Annette T. Kerns

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 Eleven Thousand Four Hundred Dollars (\$ 11,400.00 ), with interest from date at the rate of Seven per centum ( 7 % ) 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 Five Dollars and Ninety Two Cents Dollars (\$ 75.92 ), commencing on the first day of July, 19 71, 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 June, 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 tract of land lying and being situate in Gantt Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 40 on Plat of property of Paramount Park, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "W" at Page 57, and being more particularly shown on Plat of property of Caldwell N. Powell, dated April 19, 1954, prepared by R. K. Campbell, Surveyor, and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Crosby Circle at the joint front corner of Lots 40 and 41 and running thence along the joint line of Lots 40 and 41 N. 43-15 W. 150 feet to a point in the center of a ten foot utility easement at the joint rear corner of Lots 28, 29, 40 and 41; thence turning and running along the center of said utility easement, being the joint line of Lots 29 and 40 N. 46-45 E. 70 feet to a point, joint rear corner of lots 29, 30, 39 and 40; thence turning and running along the joint line of Lots 39 and 40 S. 43-15 E. 150 feet to a point on the northwest side of Crosby Circle, said point being 537.9 feet in a Southwesterly direction from Earl Boulevard; thence running and turning along the northwest side of Crosby Circle S. 46-45 W. 70 feet to the point of beginning.

THIS property is subject to restrictions and existing easements of record.

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;

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