

FILED
GREENVILLE CO. S. C.

BOOK 1190 PAGE 523

MAY 14 2 45 PM '71

OLLIE FARNSWORTH
-R. M. C.

SOUTH CAROLINA

VA Form 26-6133 (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

WHEREAS: Bruce M. Sanborn and wife, Betty G. Sanborn

of
Greenville County, 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 incor-
porated herein by reference, in the principal sum of thirty three thousand five hundred and
no/100 ----- Dollars (\$33,500.00), 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, 4300 Six Forks Road
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 two hundred
twenty three and 11/100 ----- Dollars (\$223.11), commencing on the first day of
July, 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 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
State of South Carolina;

ALL that piece, parcel or lot of land situate, lying and being in
Greenville County, South Carolina, being shown and designated as Lot
18, Section I of Pelham Woods, plat of which is duly recorded in the
R. M. C. Office for Greenville County in Plat Book FFFF at Page 33,
reference to said plat being hereby craved for a more particular
description.

This conveyance is subject to all restrictions, setback lines, roadways,
easements and rights-of-way, if any, appearing of record, on the
premises, or on the recorded plat, which affect the property hereinabove
described.

"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;