

FILED  
GREENVILLE CO. S. C.

BOOK 1212 PAGE 307

Nov 3 1 41 PM '71

State of South Carolina )  
County of Greenville ) CLAIR FARNSWORTH  
R.M.C.

**MORTGAGE OF REAL ESTATE**

WHEREAS: Samuel R. McGuire

OF Greenville County, S. C., hereinafter

called the mortgagor(s) 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 -----TEN THOUSAND FIVE HUNDRED FIFTY-FIVE and NO/100----- (\$ 10,555.00 Dollars, together with add-on interest at the rate of six (6%) per cent per annum, until paid in full, said principal and interest being payable at the office of Cameron-Brown Company in Raleigh, North Carolina, or at such place as the holder of the note may designate in writing delivered or mailed to the mortgagor(s), in monthly installments of ---ONE HUNDRED FORTY and 73/100(\$ 140.73 ) Dollars, commencing on the fifteenth day of December, 19 71, and continuing on the fifteenth day of each month thereafter for 119 months, with a final payment of (\$ 141.13 ) until the principal and interest are fully paid, provided, however, that if not sooner paid the entire indebtedness shall be due and payable on the fifteenth day of November, 19 81; the mortgagor(s) shall have the right to prepay or anticipate payment of this debt in whole or in part at anytime, in amounts not less than the aforesaid monthly installments, and shall receive a rebate for any charged-but-unearned interest, computed in accordance with the Standard Rule of 78.

NOW, BE IT KNOWN TO ALL, that the mortgagor(s), in consideration of the aforesaid debt and sum of money, and for the purpose of securing the payment thereto to the mortgagee, and also in consideration of the further sum of Three Dollars, paid to the mortgagor(s) by the mortgagee, receipt of which is hereby acknowledged at and before the sealing and delivery of these presents, has granted, bargained, sold, assigned, and released, and by these presents do grant, bargain, sell, assign and release unto the mortgagee, its successors or assigns, the following described property, to-wit:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the eastern side of Charlbury Street, in the City of Greenville, being shown as Lot 26 on plat of Section F of Gower Estates, recorded in Plat Book JJJ at Page 99, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Charlbury Street at the joint front corner of Lots 25 and 26; and running thence along line of Lot 25, N. 70-04 E. 180.3 feet to an iron pin; thence N. 19-50 W. 115 feet to an iron pin; thence along the line of Lot 27, S. 70-04 W. 180.5 feet to an iron pin on the eastern side of Charlbury Street; thence along Charlbury Street, S. 19-56 E. 115 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 847 at Page 330 in the RMC Office for Greenville County.

This mortgage is second and junior in lien to mortgage in favor of Fidelity Federal Savings and Loan Association in the original amount of \$31,500.00 recorded June 26, 1968, in REM Volume 1096 at Page 147.