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GREENVILLE CO. S. C.

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BOOK 1218 PAGE 23

OLLIE FARNSWORTH
R.H.C.

MORTGAGE

SOUTH CAROLINA
FHA FORM NO. 2175m
(Rev. March 1971)

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN A. BAITY and RESSIE M. BAITY

of Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY

a corporation organized and existing under the laws of North Carolina, hereinafter called the 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 NINE THOUSAND FOUR HUNDRED and no/100----- Dollars (\$ 9,400.00), 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, 4300 Six Forks Road, in Raleigh, North Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty Two and 60/100----- Dollars (\$ 62.60), commencing on the first day of February 19 72, and 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 January 2002.

NOW, KNOW ALL MEN, That the 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, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of GREENVILLE, State of South Carolina:

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Northeastern side of Aladdin Street (formerly known as Grove Street) in Greenville County, South Carolina, being shown and designated as the rear portion of Lots Nos: 87-A and 88-A on a Plat of the Property of Colonia Company made by Dalton & Neves, Engineers, dated September 1925, recorded in the RMC Office for Greenville County, South Carolina in Plat Book G, Pages 111 and 112, and having such metes and bounds as will appear by reference to a Plat of the Property of John A. Baity and Ressie M. Baity, made by C. C. Jones, Engineer, dated December 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4M, Page 37, reference to which is hereby craved.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

The Mortgagor covenants and agrees as follows

1 That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment, and, provided, further, that in the event the debt is paid in full prior to maturity and

This Mortgage Assigned to: The Trustees & Assignees of the
Insurance Co.
From Cameron-Brown Co.
on 24 day of Jan. 19 72. Assignment recorded
In Vol. 1220 of R. E. Mortgages on Page 483
This 27 of Jan. 19 72, # 20424