

FILED
GREENVILLE CO. S. C.

BOOK 1223 PAGE 79

FEB 22 4 31 PM '72

OLLIE FARNSWORTH
R. H. C.

SOUTH CAROLINA

VA Form 26-622 (Home Loan)
Revised August 1968. Use Optional
Section 1210, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: RICHARD A. COLE and ANNE R. COLE

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 incorporated herein by reference, in the principal sum of Twenty-two Thousand Dollars (\$ 22,000.00), 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 One Hundred Forty-Six and 52/100 Dollars (\$ 146.52), commencing on the first day of April, 1972, 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, 2002.

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, lying and being on the Southeastern side of Montclair Road in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat of Montclaire, Section 3, prepared by R. B. Bruce dated April 17, 1969, and recorded in the R. M. C. Office for Greenville County in Plat Book WWW at page 57 and having according to said plat and also according to a more recent plat prepared by R. B. Bruce dated February 7, 1972, entitled "Property of Richard A. Cole and Anne R. Cole" the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Montclair Road at the joint front corner of Lots 44 and 45 and running thence with the line of Lot 44 S. 60-42 E. 150 feet to an iron pin at the rear line of Lot 51; thence with the rear lines of Lots 51 and 50 N. 29-18 E. 80 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence with the line of Lot 46 N. 60-42 W. 150 feet to an iron pin on the southeastern side of Montclair Road; thence with the southeastern side of Montclair Road S. 29-18 W. 80 feet to the point of beginning.

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: The First Five Cent
Trust Bank
From: Cameron-Brown Co.
on: 17 March 1972 Assignment recorded
in Vol. 1226 Page 606
This 27 of March 1972, # 25815