

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

FILED
GREENVILLE CO. S. C.
JUN 13 4 38 PM '72
OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1237 PAGE 603

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: **DAVID S. BALLARD**

Greenville County, S.C.

of
, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation
, hereinafter
organized and existing under the laws of **North Carolina**
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of **SEVENTEEN THOUSAND FIFTY AND NO/100--**
----- Dollars (\$ **17,050.00**), 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, in monthly installments of **ONE**
HUNDRED THIRTEEN AND 55/100 ----- Dollars (\$ **113.55**),
commencing on the first day of **August**, 1972, 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 **July, 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 Mort-
gagor 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 certain piece, parcel or lot of land in the State of South
Carolina, County of Greenville being shown and designated as property
of David S. Ballard dated June 16, 1972 prepared by Carolina Surveying
Company and having according to said plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Havendale Drive which
point is 1,493 feet more or less in a southeasterly direction from the
intersection of Havendale Drive and Cliffwood Court, said point being
the joint front corner of Lots 11 and 12 and running thence with the
line of Lot 12, N. 29-33 E. 200 feet to an iron pin; thence S. 60-27 E.
120 feet to an iron pin at the joint rear corner of Lots 10 and 11;
thence with the line of Lot 10, S. 45-21 W. 203.2 feet to an iron pin on
the northern edge of Havendale Drive; thence with the northern edge of
Havendale Drive, N. 70-12 W. 22.4 feet to an iron pin; thence continuing
with Havendale Drive, N. 60-27 W. 45 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of
A. J. Prince Builders, Inc. by deed of even date.

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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