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GREENVILLE CO. S. C.
DEC 18 12 23 PM '77
ELIZABETH RIDGLE
R.M.C.

BOOK 1260 PAGE 535
SOUTH CAROLINA

VA Form 20-210 (House Loan)
Revised August 1966 (Use Optional
Period) Also File in U.S.C. Account
Book of Federal National Mortgage
Association

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS:

MELVIN ROCHESTER, JR.,
Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
CAMERON-BROWN COMPANY, RALEIGH, NORTH CAROLINA,

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 herewith by reference, in the principal sum of Seventeen Thousand Five Hundred and No/100- Dollars (\$ 17,500.00), 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 One Hundred Sixteen and 55/100- Dollars (\$ 116.55), commencing on the first day of February, 1973, 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 January, 2003.

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8, at Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Morningside Drive at the joint front corner of Lots 29 and 30 and running thence with the joint line of said lots, S 85-28 W, 150 ft. to an iron pin on the east side of Old Augusta Rd.; thence with the east side of Old Augusta Rd., S 4-32 E, 70 ft., to an iron pin at the joint rear corner of Lots 30 and 31; thence with the joint line of said lots, N 85-28 E, 150 ft. to an iron pin on the west side of Morningside Drive; thence with the west side of Morningside Drive, N 4-32 W, 70 ft. to the beginning corner.

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 [redacted] 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;