

FILED
GREENVILLE CO. S. C.
MAR 4 11 05 AM '74
DONNIE S. TANKERSLEY
R.I.C.

BOOK 1303 PAGE 217

SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

Danny E. Cox and Beverly M. Cox

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 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 Thirty-Three Thousand Nine Hundred Fifty Dollars (\$ 33,950.00), with interest from date at the rate of eight and one-fourth per centum (8½ %) 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 Two Hundred Fifty-Five and Thirty/100ths Dollars (\$ 255.30), commencing on the first day of May, 1974, 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 April, 2004.

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 lot of land and the improvements thereon situate, lying, and being in the County of Greenville, State of South Carolina, and being on the southeasterly side of Ellesmire Drive, near the City of Greenville, being known and designated as Lot No. 265 on plat entitled "Del Norte Estates, Section II, Sheet No. 1" as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N at Pages 12 and 13 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southeasterly side of Ellesmire Drive, said pin being the joint front corner of Lots Nos. 265 and 266 and running thence S. 46-30 E. 128.0 feet to an iron pin; thence S. 43-30 W. 95.0 feet to an iron pin; thence running with the common line of Lots Nos. 264 and 265 N. 46-30 W. 128.0 feet to an iron pin located on the Southeasterly side of Ellesmire Drive; thence running along Ellesmire Drive N. 43-30 E. 95.0 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;