

State of South Carolina }  
County of GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
MAR 12 1 16 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1304 PAGE 90

MORTGAGE OF REAL ESTATE

WHEREAS: ERNEST E. LaFOY, JR.,

OF Greenville County, S. C. , hereinafter called the mortgagor(s) is indebted to Cameron-Brown Company, 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 herein by reference, in the principal sum of TWO THOUSAND TWO HUNDRED FIFTY-FOUR AND 29/100----- (\$2,254.29 ) Dollars, together with add-on interest at the rate of 5-3/4 ( % ) per cent per annum, until paid in full, said principal and interest being payable at the office of Cameron-Brown Company in Raleigh, North Carolina, or at such place as the holder of the note may designate in writing delivered or mailed to the mortgagor(s), in monthly installments of SEVENTY-THREE AND 43/100----- (\$ 73.43 ) Dollars, commencing on the fifteenth day of April , 1974 , and continuing on the fifteenth day of each month thereafter for 35 months, with a final payment of (\$ 73.11 ) until the principal and interest are fully paid, provided, however, that if not sooner paid the entire indebtedness shall be due and payable on the fifteenth day of March , 1977 ; the mortgagor(s) shall have the right to prepay or anticipate payment of this debt in whole or in part at anytime, in amounts not less than the aforesaid monthly installments, and shall receive a rebate for any charged-but-unearned interest, computed in accordance with the Standard Rule of 78.

NOW, BE IT KNOWN TO ALL, that the mortgagor(s), in consideration of the aforesaid debt and sum of money, and for the purpose of securing the payment thereto to the mortgagee, and also in consideration of the further sum of Three Dollars, paid to the mortgagor(s) by the mortgagee, receipt of which is hereby acknowledged at and before the sealing and delivery of these presents, has granted, bargained, sold, assigned, and released, and by these presents do grant, bargain, sell, assign and release unto the mortgagee, its successors or assigns, the following described property, to-wit:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 23 according to a plat of "Monaghan Subdivision, Greenville, S. C." prepared by Piedmont Engineering Service being recorded in the R.M.C. Office for Greenville County in Plat Book GG at Pages 86 and 87 and having according to a more recent survey prepared for Ernest E. La Foy, Jr., by R. B. Bruce, R.L.S., dated April 8, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Thomas Street, joint front corner of Lots 23 and 24 and running thence with the joint line of said lots, S. 19-25 E., 175 feet to an iron pin; thence S. 67-43 W., 70.9 feet to an iron pin, joint rear corner of Lots 22 and 23; thence with the joint line of said lots, N. 24-0 W., 175 feet to an iron pin on the southern side of Thomas Street; thence with Thomas Street, N. 67-52 E., 85 feet to the beginning corner.

This mortgage is second and junior in lien to that certain mortgage in favor of Collateral Investment Company in the original amount of \$17,150.00, recorded April 15, 1971 in the R.M.C. Office for Greenville, South Carolina, in REM Volume 1187, at Page 11.



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