

APR 25 3 27 PM '74
COMMERCIAL BANK OF
GREENVILLE

1003 315

SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

JAMES D. MCDONALD, THELMA W. MCDONALD and CONNIE D. MCDONALD, of 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-Four Thousand Seven Hundred Fifty & No/100-----Dollars (\$ 24,750.00), with interest from date at the rate of eight & one-half per centum (8-1/2%) 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 Ninety & 33/100-----Dollars (\$ 190.33), commencing on the first day of June, 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 May, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 120, South Forest Estates, as shown on plat of Property of James E. McDonald, Thelma W. McDonald and Connie D. McDonald, prepared by Carolina Surveying Company, dated April 25, 1974, which plat is of record in the R.M.C. Office for Greenville County, S. C., in Plat Book 56, at Page 22, reference to said plat being craved for a metes and bounds description thereof.

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 have 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;

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