

# MORTGAGE

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

WHEREAS: Fredrick Benson and Martha Ann A. Benson

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to  
Cameron-Brown Company, Raleigh, North Carolina (a North Carolina Corporation), 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 Fifteen Thousand and 00/100 ----- Dollars (\$15,000.00 -), with interest from date at the rate of -- nine ----- per centum ( 9 %) 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 Twenty and 75/100 ----- Dollars (\$ 120.75-----), commencing on the first day of March, 19 75, 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 February, 2005.

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 lot of land in the City of Greenville, at the northwest corner of the intersection of West Park Avenue and Mansell Street and having, according to plat made by R. B. Bruce, R.L.S. dated December 12, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest corner of the intersection of West Park Avenue and Mansell Street, and running thence with the northern side of West Park Avenue, N. 75-40 W. 43.8 feet to an iron pin; thence N. 20-15 E. 133.8 feet to an iron pin on a 10 foot alley; thence with said alley, S. 70-29 E. 43.3 feet to an iron pin on Mansell Street; thence with Mansell Street, S. 20-23 W. 129.7 feet to an iron pin, the point of beginning.

The above described property is conveyed subject to all restrictions, easements or rights-of-way existing or of record which affect the title to the above described property.

This is the identical property conveyed to the mortgagors herein by deed of Grace L. Hood to be recorded herewith. 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;



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