

SOUTH CAROLINA

MORTGAGE



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

12 55 PM

TO ALL WHOM THESE PRESENTS MAY CONCERN

EFFIE J. BALL
Greenville, South Carolina

hereinafter called the Mortgagor, sends, certifies

HEREAS the Mortgagor well and truly conveyed unto

CAMERON-BROWN COMPANY

an corporation

hereinafter

organized and existing under the laws of North Carolina
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Eight Thousand, Five Hundred and No/100

Dollars \$ 8,500.00 with interest from date at the rate
of eight & one-half percentum 8-1/2 per annum until paid, said principal
and interest being payable at the office of Cameron-Brown Company, 4300 Six Forks Road,
Raleigh, North Carolina

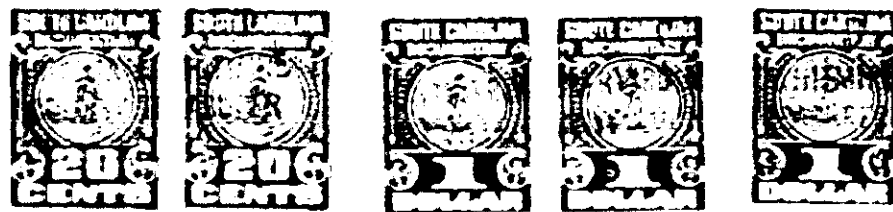
in at such other place as the holder of the note may designate in writing, in monthly installments of

Seventy-three and 78/100 Dollars \$ 73.78

commencing on the first day of September 1975 and 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 August 1995.

NOT KNOR ALL MEN, That the 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 Mort-
gagor in hand well and truly paid by the Mortgagor, at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does
grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following described real
estate situated in the County of Greenville
State of South Carolina

ALL that piece, parcel or lot of land, together with all buildings
and improvements thereon, situate, lying and being on the western side
of Elmwood Avenue (formerly known as Fifth Avenue) in Greenville County,
South Carolina, being shown and designated as Lot No. 61 on a Map of
Section 1, of Judson Mills Village made by Dalton & Neves, Engineers,
dated August 1939, recorded in the R. M. C. Office for Greenville
County, South Carolina, in Plat Book K, pages 11 and 12, reference to
which is hereby craved for the metes and bounds thereof.



53.40

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in
any way incident to or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom,
and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in
connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns
forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whosoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows

1 That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior
to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty
days prior to prepayment.

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