

**MORTGAGE**

1353 30

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1353 30

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**DAVID LEE BOSTON AND FELICIA M. BOSTON** of  
Greenville County, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

**CAMERON-BROWN COMPANY**

a corporation  
organized and existing under the laws of the State of North Carolina hereinafter  
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 **EIGHTEEN THOUSAND NINE HUNDRED AND**  
**00/100-----** Dollars (\$ **18,900.00** ), 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, in monthly installments of  
**ONE HUNDRED FIFTY-TWO AND 15/100-----** Dollars (\$ **152.15** ),  
commencing on the first day of **December** 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 **November, 2005.**

**NOT KNOWN 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 Mortgagee 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 situate, lying and being on the  
southwestern side of Canterbury Street near the City of Greenville, County  
of Greenville, State of South Carolina, being known and designated as  
Lot no. 31 as shown on a plat of The Village, Section I, prepared by Heaner  
Engineering Co., Inc. dated October 13, 1972, recorded in the RMC Office  
for Greenville County in plat book 4R at page 52 and a more recent plat  
of Property of David Lee Boston and Felicia M. Boston, prepared by Carolina  
Surveying Co., dated October 20, 1975 and having the following metes and  
bounds, to-wit:

**BEGINNING** at an iron pin on the southwestern side of Canterbury Street at  
the joint front corner of lots nos. 30 and 31 and running thence with the  
line of lot no. 30, S. 23-50-10 W., 127.37 feet to an iron pin; thence with  
the line of Lot no. 76, S. 67-37-41 E., 70 feet to an iron pin at the joint  
rear corner of lots nos. 31 and 32; thence with the line of lot no. 32,  
N. 28-04-32 E., 134.84 feet to an iron pin on the southwestern side of  
Canterbury Street; thence with the curve of the southwestern side of  
Canterbury Street, the chord of which is N. 69-02-09 W., 80 feet to the  
point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in  
any way incident 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 whomsoever 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  
(30) days prior to prepayment.

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