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SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1972)

ONNIE S. TANKERSLEY
MORTGAGE

This form is used in connection
with mortgages insured under the
one- to four-family provisions of
the National Housing Act.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carl Edward Foster and Helen S. Foster
Greenville, S. C. , 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 Thirty Two Thousand Two Hundred Fifty and
No/100-----Dollars (\$ 32,250.00), with interest from date at the rate
of seven and three-fourths per centum (7.75 %) per annum until paid, said principal
and interest being payable at the office of Cameron Brown Company, 4300 Six Forks Road
in Raleigh, North Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred
Thirty One and 23/100-----Dollars (\$ 231.23),
commencing on the first day of February , 1976 , 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 January, 2006

NOT, KNOT 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, with all improvements thereon, or
hereafter constructed thereon, situate, lying and being on the eastern side
of Delmar Drive, in the Town of Simpsonville, Greenville County, South Carolina
being shown and designated as Lot 46 on a plat of BRENTWOOD, SECTION 2, made by
Piedmont Engineers and Architects, Surveyors, dated May 19th, 1972, recorded
in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R,
page 5, reference to which is hereby craved for the metes and bounds thereof.

EXCLUDED from the above described property, however, is a five foot strip off
the northernmost side lot line described by metes and bounds as follows:

BEGINNING at an iron pin at the joint front corners of Lots Nos. 45 and 46
on the eastern side of Delmar Drive and running thence along the common line
of said lots, North 54-00 East, 154 feet to an iron pin; thence South 36-00
East 5 feet to a point; thence a new line through Lot 46, South 54-00 West,
154 feet to an iron pin on Delmar Drive; thence along the eastern side of
Delmar Drive, North 36-00 West 5 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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