

1427-008

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

MORTGAGE

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

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EARL B. NEELY AND PATRICIA A. NEELY
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 South Carolina hereinafter called the 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 Thirty one thousand & 00/100 Dollars (\$ 31,000.00), with interest from date at the rate of Eight and one half per centum (8½) per annum until paid, said principal and interest being payable at the office of CAMERON BROWN COMPANY, 4300 Six Forks Road, Raleigh, North Carolina, 27609 or at such other place as the holder of the note may designate in writing, in monthly installments of Two hundred thirty eight & 39/100 Dollars (\$ 238.39), commencing on the first day of April, 1978, 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 March, 2008

NOW, KNOW 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 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, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of Embry Street, being shown and designated as Lot No. 43 on a Plat of Colonial Hills, Section II, made by Piedmont Engineers and Architects, dated June 17, 1964, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR, Page 185, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Embry Street at the joint front corners of Lots Nos. 43 and 44, and running thence N. 2-10 E., 165.0 feet to a point; thence N. 81-00 E., 80 feet to a point; thence, S. 4-50 E., 167.8 feet to a point; thence S. 84-00 W., 100 feet to the point and place of beginning.

Being the same property conveyed to Mortgagor herein by deed of Dee Smith Co., Inc, dated February 17, 1978 and being recorded in the RMC Office for Greenville County, S.C., in Deed Book 1073, at Page 857.

Mortgagee's Address:
4300 Six Forks Road
Raleigh, North Carolina 27609

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 absolute, 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 forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons 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 repayment.

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