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GREENVILLE CO. S. C.
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MORTGAGE

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

CONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Mortgagee's Address:
4300 Six Forks Rd. FHA No. 461-147531-265
Raleigh, NC 27609 CBC No. 149299

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES C. STEPHENSON and SUSAN E. STEPHENSON

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY

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 incorporated herein by reference, in the principal sum of TWENTY-SIX THOUSAND NINE HUNDRED FIFTY AND NO/100----- Dollars (\$26,950.00) with interest from date at the rate of eight and three-quarters per centum (8.75 %) 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 instalments of TWO HUNDRED TWELVE AND 02/100----- Dollars (\$ 212.02), commencing on the first day of June 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 May 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: on the southern side of ROBERTA DRIVE being shown as LOT NO. 50 on a plat of CHEROKEE FOREST, Plat No. 3, prepared by J. Mac Richardson, RLS, in January 1959, recorded in the RMC Office in Plat Book QQ at page 36, and also being shown on a more recent plat entitled PROPERTY OF JAMES C. STEPHENSON AND SUSAN E. STEPHENSON, dated April 13, 1978, prepared by Freeland & Associates, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Roberta Drive at the joint front corner of Lot 50 and Lot 51 and running thence with Roberta Drive N 72-47 E 45 feet to an iron pin; thence still with Roberta Drive S 74-20 E 75.7 feet to an iron pin; thence S 35-30 E 324.4 feet to an iron pin; thence N 79-51 W 162.7 feet to an iron pin; thence N 73-45 W 205 feet to an iron pin at the joint rear corner of Lot 50 and Lot 51; thence with Lot 51 N 15-58 E 191.7 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Clarence J. Stephenson, et al recorded on March 29, 1977 in Deed Book 1053 at page 498 in the RMC Office for Greenville County.

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 prepayment.

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