

GREENVILLE
MAY 31 1983
SOUTH CAROLINA

NO. 1699 66

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: I, RICHARD SHELBY GIFFIN

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to

CAMERON-BROWN COMPANY

, a corporation organized and existing under the laws of The State of North Carolina, hereinafter called 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 SEVENTY SIX THOUSAND, FIVE HUNDRED and No/100----- Dollars (\$ 76,500.00), with interest from date at the rate of Eleven & one-half per centum (11.5%) 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 27609, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Seven Hundred and Fifty Seven and 57/100----- Dollars (\$ 757.57), commencing on the first day of July, 1983, and continuing 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 June, 2013

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 223 on plat of CANEBRAKE II, Sheet 2, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-C at Page 41, and having, according to a more recent plat prepared by Dalton & Neves Co., Engineers, dated May, 1983, and entitled "Property of Richard Shelby Giffin", the following metes and bounds, to-wit:

BEGINNING at an iron pin on Valley Forge Drive, joint front corner of Lots 222 and 223, and running thence along the common line of said lots, N. 78-25 W. 234.03 feet to an iron pin; thence turning and running along the rear line of Lot 223, N. 42-44 E. 134.59 feet to an iron pin, joint rear corner of Lots 223 and 134; thence turning and running along the common line of Lots 134, 135 and 223, S. 62-51 E. 173.62 feet to an iron pin on Valley Forge Drive; thence turning and running along Valley Forge Drive, S. 13-57 W. 68.63 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Christopher J. O'Connor, dated May 31, 1983, and recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 31 83 STAMP TAX 30.60
FEB 11 1983

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

4.0001

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all monies secured hereby immediately due and payable.