

GREENVILLE, S.C.
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:

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TO ALL WHOM THESE PRESENTS MAY CONCERN: JO B. McALISTER

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

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 incorporated herein by reference, in the principal sum of Thirty Six Thousand Fifty and No/100----- Dollars (\$ 36,050.00).

with interest from date at the rate of Twelve and one-half per centum (12-1/2 %) 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, in monthly installments of Three hundred Eighty Four and 75/100----- Dollars (\$ 384.75), commencing on the first day of January, 19 84, 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 December, 2013

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 those pieces, parcels or lots of land in Paris Mountain Township, Greenville County, State of South Carolina and being known and designated as Lots Nos. 25 and 26 Berea Heights Addition, recorded in the R.M.C. Office for Greenville County in Plat Book S, Page 102 and also shown on a more recent survey for Jo Brown McAlister prepared by Freeland and Associates dated July 24, 1981, recorded in the R.M.C. Office for Greenville County in Plat Book 8Q, Page 51 and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Albion Circle at the joint corner of Lots 17 and 26 and running thence along the eastern side of Albion Circle N. 6-10 W., 106.03 feet to an iron pin; thence continuing along the eastern side of Albion Circle N. 13-54 E., 18.58 feet; thence continuing along the eastern side of Albion Circle N. 30-37 E., 105.40 feet to an iron pin; thence continuing along the eastern side of Albion Circle N. 31-26 E., 62.86 feet to an iron pin at the joint corner of Lots 25 and 24; thence along the common line of said lots S. 36-59 E., 144.74 feet to an iron pin at the joint corner of Lots 25, 24, 19, 26 and 18; thence along the common line of Lots 26 and 18 S. 50-22 W., 119.44 feet to an iron pin; thence along the common line of Lots 26 and 17 S. 44-29 W., 106.52 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Ellen E. Brown recorded in the R.M.C. Office for Greenville County in Deed Book 949, Page 408 on July 20, 1972.

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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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.

CCTO --- 3 NO16 83 001 4.0000

RECORDED

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