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GREENVILLE CO. S. C.

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AUG 8 4 07 PM '70

SOUTH CAROLINA

OLLIE FARNSWORTH,  
R.M.C.

# MORTGAGE

VA Form 26-4338 (Home Loan)  
Revised August 1963. Use Optional.  
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

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

WHEREAS: JAMES COOLEY AND CLARA COOLEY

State and County aforesaid, hereinafter called the Mortgagor, is indebted to  
CAMERON-BROWN COMPANY

organized and existing under the laws of NORTH CAROLINA, a corporation 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 FIFTEEN THOUSAND THREE HUNDRED AND NO/100 ----- Dollars (\$ 15,300.00 ), with interest from date at the rate of eight and one/100 per centum (8 1/100%) 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 delivered or mailed to the Mortgagor, in monthly installments of One Hundred Seventeen and 66/100 ----- Dollars (\$ 117.66 ), commencing on the first day of October, 1970, 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 September, 2000.

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; being shown on a plat of Property of James Cooley by R. M. Clayton, Surveyor, dated July 8, 1970 and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the southwest side of Ghana Drive, corner of property now or formerly of Byrd, which iron pin is 230 feet more or less, southeast from Jacobs Road or Blassingame Drive; thence with the southwest side of Ghana Drive S. 16-31 E. 149.9 feet to an iron pin at corner of property now or formerly of Cooley; thence S. 41-45 W. 156.4 feet to an iron pin; thence N. 0-17 W. 123.75 feet to an iron pin corner of property now or formerly of Byrd; thence with line of said property, N.24-27 E. 150 feet to the beginning corner.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Serviceman'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 sums secured hereby immediately due and payable.

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;

This Mortgage Assigned to: Duval Federal Savings and Loan Association of Jacksonville.  
From Cameron-Brown Company  
on 23rd day of September, 1970. Assignment recorded  
in Vol. 1169 of R. E. Mortgages on Page 339  
This 14th of October, 1970, # 8961