

FILED
GREENVILLE CO. S.C.

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COMMERCIAL TRUST

4300 Six Forks Road
Raleigh, N. C. 27609

MORTGAGE

This mortgage is subject to the terms and conditions set forth in the deed to the property and to the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1428 43990

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN K. NAHRING AND DEBORAH J. NAHRING

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 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 Twenty-Seven Thousand Fifty and no/100 Dollars (\$ 27,050.00), with interest from date at the rate of eight & three-fourths per centum (8-3/4) 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 Two Hundred Twelve and 81/100 Dollars (\$ 212.81), 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.

NOT KNOWN 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northern corner of the intersection of Georgia Road with Augusta Road in Greenville County, South Carolina, containing .94 acres as shown on plat entitled, "Property of Pearl L. Kilpatrick" made by C. O. Riddle, dated May 6, 1966, revised December 18, 1970 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Georgia Road at the joint corner with property of A. L. and Bessie K. Snipes, W. P. Trotter and Pearl L. Kilpatrick and running thence along the Snipes line, N. 46-51 W., 198.2 feet to an iron pin on the line of property of W. W. Middleton; thence with the Middleton line, N. 37-35 E., 149.9 feet to an iron pin; thence continuing with the Middleton Line, N. 32-23 E., 74.2 feet to an iron pin; thence S. 78-40 E., 157.3 feet to an iron pin on the right of way of Augusta Road; thence with the right of way of Augusta Road, S. 7-30 W., 93.0 feet to an iron pin at the corner of W. P. Trotter; thence with the Trotter line, N. 82-10 W., 90.1 feet to an iron pin; thence continuing with the Trotter line S. 10-51 W., 209.95 feet to an iron pin the point of beginning.

The above property is the same property conveyed to John K. Nahring and Deborah J. Nahring by deed of Felton L. Petty and Oma Jean G. Petty dated April 5, 1978 to be recorded herewith.

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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