

DEC 1 4 11 PM '82

JOHN W. WILKINS

Mortgagee's address: BOOK 1587 PAGE 729
P.O. Box 18109
Raleigh, NC 27619 SOUTH CAROLINA

VA Form 26-6335 (Home Loan) R.H.C.
Revised September 1975. Use Optional.
Section 1519, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS: WADE H. SHAW, JR. AND SUSAN Y. SHAW

Simpsonville, South Carolina, hereinafter called the Mortgagor, is indebted to

CAMERON - BROWN COMPANY

, a corporation organized and existing under the laws 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 Sixty thousand and no/100ths

----- Dollars (\$ 60,000.00), with interest from date at the rate of Twelve per centum (12.00%) 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

Six hundred seventeen & 17/100 Dollars (\$ 617.17), commencing on the first day of February, 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 January 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, with all improvements thereon, containing 1.59 acres, situate, lying and being on the eastern side of Spring Forest Drive in the County of Greenville, State of South Carolina, being the southern portion of Lot No. 7 as shown on plat of Spring Forest Estates, dated November 1956, prepared by C.O. Riddle, R.L.S., recorded in Plat Book KK at Page 117 and being described more particularly, according to a recent plat of Property of Wade H. Shaw, Jr. and Susan Y. Shaw, prepared by Freeland and Associates, dated November 29, 1982, recorded in Plat Book 9-H at Page 47, to wit:

BEGINNING at an iron pin on the eastern side of Spring Forest Drive at the joint front corner of Lots 7 and 8, which iron pin is 501.9 feet more or less from the intersection of said Drive and Hart's Lane, and running thence along the eastern side of Spring Forest Drive N 24-54 E, 139.7 feet to an iron pin; thence S 65-08 E, 271 feet to an iron pin; thence N 59-46 E, 84.5 feet to an iron pin; thence S 65-20 E, 180.77 feet to an iron pin in the line of Lot No. 9; thence along the common line of Lot No. 9 S 59-04 W, 254.4 feet to an iron pin at the joint corner of Lots 7, 8 and 9; thence along the common line of Lot No. 8 N 65-01 W, 357.2 feet to an iron pin on the eastern side of Spring Forest Drive, the point of BEGINNING.

DERIVATION: Deed of Wade H. Shaw and Cynthia C. Shaw recorded December 1, 1982 in Deed Book 118 at page 259.

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;

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 sums secured hereby immediately due and payable.

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