

CEC #437751.

FILED  
**MORTGAGE**

DEC 17 4 05 PM '82

RECORDED BY  
MORTGAGE

BOOK 1539 PAGE 418

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:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ira Gene Helms and Joyce B. Helms

Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto Cameron-Brown Company

, a corporation  
hereinafter  
organized and existing under the laws of the State of North Carolina  
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-Nine Thousand and no/100  
Dollars (\$ 39,000.00 ).

with interest from date at the rate of twelve per centum ( 12 % )  
per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company,  
P. O. Box 18109 in Raleigh, North Carolina, 27619  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Four Hundred One and 16/100 Dollars (\$ 401.16 ),  
commencing on the first day of February , 19 83 , 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 January, 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 that piece, parcel or lot of land, situate, lying and being on the southeastern side of Queensbury Drive in Greenville County, South Carolina, being designated as Lot No. 3 on plat entitled "Canterbury Hills, Section No. 2", prepared by Piedmont Engineers & Architects, dated March 19, 1964 and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book XX, at Page 191. Reference to said plat is made for the metes and bounds thereof.

The above-described property is the same property conveyed to the Mortgagors by deed of Clarence F. Smith and Hazel C. Smith, to be recorded herewith.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
DEC 17 82  
15.60  
FR. 11213

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.

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