

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wayne W. Eller
Greenville, South Carolina

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

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

organized and existing under the laws of North Carolina, a corporation
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 Nine Thousand Four Hundred Fifty and No/100-----
-----Dollars (\$ 29,450.00).

with interest from date at the rate of Fourteen and One-Half per centum (14.50 %)
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 Sixty and
63/100-----Dollars (\$ 360.63),
commencing on the first day of October, 19 84, and on the first day of each month thereafter until the prin-
cipal 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, 2014.

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, bar-
gained, 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, with all improvements thereon, or hereafter
constructed thereon, situate, lying and being in the State of South Carolina, County of
Greenville, containing .51 acres as shown on survey by J. Mac Richardson, RLS, dated
December 1952, and being described more particularly according to said plat, to-wit:

BEGINNING at an iron pin on New Cut Street on line of property now or formerly of Ernestine
Massey and running thence N. 20-00 E. 213.6 feet to an iron pin on the line of property now
or formerly of Marie Patten; thence N. 75-21 W. 100 feet to an iron pin; thence S. 19-03 W.
233.4 feet to an iron pin on New Cut Street; thence with the northern side of said Street,
S. 86-54 E. 100 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagor by deed of Jimmy J. Lindsey of even
date to be recorded herewith.

New Cut Street is also known as Davis Drive and is shown on a more recent plat prepared by
Carolina Surveying Company which plat is recorded in the RMC Office for Greenville County in
Plat Book 10 W at Page 96.

THE RIDER ("RIDER") ATTACHED HERETO AND EXHIBIT OF EVEN DATE HEREWITH IS
INCORPORATED HEREIN AND THE COVENANTS AND AGREEMENTS OF THE RIDER SHALL AMEND
AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE. DATED AT THIS,
OR DEED TO SECURE DEBT AS IF THE RIDER WERE A PART OF THIS MORTGAGE.

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 encum-
brances 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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