

FILED
GREENVILLE CO. S. C.
MAY 3 3 27 PM '74
H. S. TANKERSLEY
R. M. C.

State of South Carolina
County of GREENVILLE

MORTGAGE OF REAL ESTATE

WHEREAS: FRANKLIN M. GIRARDEAU

OF Greenville County, S. C. , hereinafter

called the mortgagor(s) is indebted to Cameron-Brown Company, a corporation organized and existing under the laws of the State 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 SEVEN THOUSAND FOUR HUNDRED FORTY-FOUR AND 52/100THS-----(\$ 7,444.52) Dollars, together with add-on interest at the rate of 5-3/4 (%) per cent per annum, until paid in full, said principal and interest being payable at the office of Cameron-Brown Company in Raleigh, North Carolina, or at such place as the holder of the note may designate in writing delivered or mailed to the mortgagor(s), in monthly installments of ~~One Hundred Fifty-nine and 75/100ths~~ (\$ 159.75) Dollars, commencing on the fifteenth day of July , 19 74 , and continuing on the fifteenth day of each month thereafter for 59 months, with a final payment of (\$ 159.57) until the principal and interest are fully paid, provided, however, that if not sooner paid the entire indebtedness shall be due and payable on the fifteenth day of June , 19 79 ; the mortgagor(s) shall have the right to prepay or anticipate payment of this debt in whole or in part at anytime, in amounts not less than the aforesaid monthly installments, and shall receive a rebate for any charged-but-uneared interest, computed in accordance with the Standard Rule of 78.

NOW, BE IT KNOWN TO ALL, that the mortgagor(s), in consideration of the aforesaid debt and sum of money, and for the purpose of securing the payment thereto to the mortgagee, and also in consideration of the further sum of Three Dollars, paid to the mortgagor(s) by the mortgagee, receipt of which is hereby acknowledged at and before the sealing and delivery of these presents, has granted, bargained, sold, assigned, and released, and by these presents do grant, bargain, sell, assign and release unto the mortgagee, its successors or assigns, the following described property, to-wit:

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 17 and 18 of a subdivision of the property of Lloyd Gilstrap according to a plat thereof prepared by Dean C. Edens, R. L. S., August 10, 1957, and recorded in the R. M. C. Office for Greenville County in Plat Book 00 at pages 66 and 67 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Woody's Drive at the joint front corner of Lots Nos. 16 and 17 and running thence with the northwestern side of said Woody's Drive N. 51-50 E. 260 feet to an iron pin at the corner of Lot No. 18 and property designated as "Hunt Property"; thence along the joint line of Lot No. 18 and said Hunt Property N. 38-30 W. 200 feet, more or less, to an iron pin on the southern side of a 15 foot alley; thence with the southern side of said 15 foot alley S. 51-50 W. 260 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence with the joint line of said lots S. 38-30 E. 192.5 feet to the point of beginning.

This mortgage is second and junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association, in the original amount of \$13,500.00. recorded March 10, 1964 in REM Volume 951 at page 541.

