

Dec 23 9 54 AM '69

OLLIE FARNSWORTH
R. M. C.

BOOK 1144 PAGE 559

SOUTH CAROLINA

VA Form 26-4388 (Home Loan)
Revised August 1963. Use Optional
Section III, Title 38 U.S.C. Acceptable to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } **

WHEREAS: ANTHONY-DENNIS CARUSO AND CYNTHIA E. CARUSO

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
CAMERON-BROWN COMPANY

organized and existing under the laws of North Carolina, a corporation 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 Sixteen Thousand, Four Hundred Fifty and No/100 ----- Dollars (\$ 16,450.00), with interest from date at the rate of Seven and one-half percentum (7½ %) 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 One Hundred Fourteen and 05/100 ----- Dollars (\$ 114.05), commencing on the first day of February, 19 70, 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, 19xxxx 2000.

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 certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 85 on a plat of Pine Brook Development as recorded in the R.M.C. Office for Greenville County in Plat Book Z at Page 148 and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Bridges Avenue, said iron pin being the joint front corner of Lots Nos. 46 and 85 and being 145 feet from the northeast intersection of Brewster Drive and Bridges Avenue and running thence N. 16-54 W. 150 feet to an iron pin; thence N. 73-06 E. 70 feet to an iron pin; thence S. 16-54 E. 150 feet to an iron pin on the northern edge of Bridges Avenue; thence with Bridges Avenue S. 73-06 W. 70 feet to an iron pin; the point of beginning.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provision 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.

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;