

1024-112

MORTGAGE

ONE BLACK & GASTON
COMMERCIAL REAL ESTATE

FILED
O. S. C.

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: NO. 11 11 AM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN: DON L. SPERSLEY
Randall O. Tyner and Jimmie Ruth Cox
Tyner

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation
organized and existing under the laws of the State of North Carolina, hereinafter
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 Two Thousand Seven Hundred Dollars and no/100
-----Dollars (\$ ---32,700.00-----);

with interest from date at the rate of Thirteen percent-----per centum (---13-----%)
per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company
4600 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 One Dollars and 73/100---Dollars (\$---361.73-----),
commencing on the first day of January, 19 81, 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 December 2010

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 certain piece, parcel, or lot of land, situate, lying and being
on the northeastern side of Miracle Drive, Greenville County, South Carolina,
being known and designated as Lot Lo. 145 on a Plat of FRESH MEADOW
FARMS, Plat No. 2, Section One, prepared by R. K. Campbell, Engineer, re-
vised May 18, 1957, recorded in the RMC Office for Greenville County in
Plat Book NN, at page 85, and according to a more recent survey by Freeland
and Associates, dated November 7, 1980 having the following metes and
bounds to-wit:

BEGINNING at an iron pin on the Southeastern side of Miracle Drive at the
joint corners of Lots 145 and 146; and running thence along the common line
of said lots S. 48-00 E. 147.5 feet to an iron pin at the joint corners of
Lots 144, 145, and 146 thence; along the common line of Lots 144 and 143
S. 46-00 W. 125.0 feet to an iron pin on the Northeastern side of Miracle
Drive thence, along Miracle Drive N. 44-00 W. 124.7 feet to an iron pin;
thence along the curve of Miracle Drive, the chord of which is N. 4-39 W.
21.9 feet to an iron pin; thence N. 42-31 E. 100 feet to an iron pin;
being the point of beginning.

THIS is the same property conveyed to the mortgagors herein by deed of
Audrey Clifton Sizemore and Frances R. Sizemore, dated August 4, 1980
and recorded August 11, 1980 in deed book 1130 at page 814 in Greenville
County.

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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