SOUTH CAROLINA FHA FORM NO. 21754 MÖRHÆÆSEE

This form is used in connection with mortgages insured under the ones, to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

TO ALL WIOM THESE PRESENTS MAY CONCERN: DAVID WAYNE SAMPLES AND

MARGARET G. SAMPLES

of

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

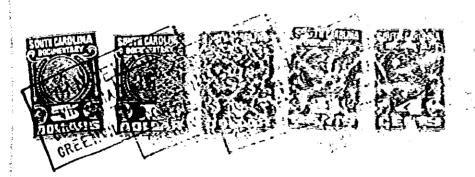
WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY

, a corporation organized and existing under the laws of 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 SEVENTEEN THOUSAND EIGHT HUNDRED AND NO/100 ----- Dollars (\$ 17,800.00), with interest from date at the rate per centum (9--- %) per annum until paid, said principal nine -----Cameron-Brown Company and interest being payable at the office of in Raleigh, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of ONE HUNDRED FORTY THREE AND 29/100 ----- Dollars (\$ 143.29 , 19 7^{l4} , and on the first day of each month thereafter until commencing on the first day of September the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, August, 2004. shall be due and payable on the first day of

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 (53) 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 lot of land with improvements lying on the eastern side of Gayle Street, in Gantt Township, Greenville County, South Carolina, being shown and designated as let No. 3d on a Plat of Pockvale, Section 1, made by J. Mac Richardson. R.L.S., dated October 25, 1958, and recorded in the EMC Office for treenville County, S.C. in Plat Book QQ at page 105, reference to which is sureby craved for the metes and bounds thereof.



Together with all and singular the nights, her hers, heled contents, and apputenences to the time out aging of a any way incident or apportaining, and all of the least, issues, and profits which may arise of a had therefrom, and including all heating, themorag, and lighting fixtures and equipment is were helpester attached to the connection with the tool estate here indeed be

TO HAVE AND TO BOLD, all and singular the said precises unto the Mortgagee, its successors and a forever.

The Mortgager covenants that he is lawfully seized of the premises hereineder. Resembed in fee simple absolute, that he has good light and lawful cuthority is nell, a over, or and were the same, and that the premises are free and clear of all lieurs and encembrances viat never. The Mortgagor further covenants to parrant and for ever defend all and singular the premises unto the Mortgagor foreign, from and against the Mortgagor and all passons whomsoever lawfolly claiming the same or any sort three sof.

The Mortgagor coverants and harres of fellows.

1. That he will promptly pay the practical of the interest on the Indebte iness evidenced by the said note, at the times and in the manner therein provided. Provided to reserve to pay the deather whole, or in an amount each to one or more monthly payments on the principal that the next due of the note, on the trust day of any menth prior to maturity; provided, however, that writes active or reference to exercise such provided is given a lexit. They (30) days prior to prepayment.

2. That, together with, and in addititerms of the note secured hereby, he will is fully paid, the following sums:

(a) An amount sufficient to provide the holement and the note secured hereby are inheld by the Secretary of Housing and Ui

- (1) If and so long as said note of even National Housing Act, an amount's date the annual mortgage insurance Secretary of Housing and Urban D Regulations thereunder; or
- (II) If and so long as said note of evvelopment, a monthly charge (in litwelfth (1/12) of one-half (1/2) per cointo account delinquencies or prepa
- (b) A sum equal to the ground rents, if any of fire and other hazard insurance cover property (all as estimated by the Mortgathefore one (1) month prior to the date who such sums to be held by Mortgagee in
- (c) All payments mentioned in the two pred secured hereby shall be added together single payment to be applied by the Mor (1) premium charges under the contract
 - charge (in lieu of mortgage insuran-(II) taxes, special assessments, fire ar (III) interest on the note secured hereby
- (IV) amortization of the principal of said Any deficiency in the amount of any surther due date of the next such payment, "late charge" not to exceed two cents of cover the extra expense involved in han
- 3. If the total of the payments made by t ments actually made by the Mortgagee for ta option of the Mortgagee, shall be credited on s If, however, the monthly payments made by taxes and assessments and insurance premis pay to the Mortgagee any amount necessa taxes, assessments, or insurance premiums in accordance with the provisions of the thereby, the Mortgagee shall, in computinall payments made under the provisions o to pay to the Secretary of Housing and I under the provisions of (b) of paragraph mortgage resulting in a public sale of th default, the Mortgagee shall apply, at the is otherwise acquired, the balance then r a credit against the amount of principal adjust any payments which shall have bee
- 4. That he will pay all taxes, asses or impositions, for which provision has not the same; and that he will promptly deligned to make any payments provided for in the Mortgagee may pay the same, and all sums from the date of such advance and shall be
- 5. That he will keep the premises in mit any waste thereof, reasonable wear ar
- 6. That he will keep the improvement may be required from time to time by the gencies in such amounts and for such put due, any premiums on such insurance produce shall be carried in companies approby the Mortgagee and have attached the gagee. In event of loss Mortgagor will loss if not made promptly by Mortgagor, to make payment for such loss directly to insurance proceeds, or any part thereof, the indebtedness hereby secured or to the this mortgage or other transfer of title thereby, all right, title and interest of the purchaser or grantee.
- 7. That he hereby assigns all the refault here inder, and should legal proceed have the right to have a receiver appoint expenses attending such proceedings arents, issues, and profits, toward the pay
- 8. That if the premises, or any part a public use, the damages, proceeds, and indebtedness upon this mortgage, and the to the Mortgagee and shall be paid forthcured hereby, whether due or not.