1300 411

MORTGAGE

GREENVILLE CO. S. C.

Mar 17 4 49 PM '73

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Junior Hamlett
Greenville, South Carolina

(hereinafter called the Mortgagor) (SEND 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 in
corporated herein by reference, in the principal sum of Ten Thousand Seven Hundred and No/100 -----
---------- Dollars ($ 10,700.00) with interest from date at the rate
of Nine and one half (9½%) per centum 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, in monthly installments of
Ninety Nine and 74/100---------- Dollars ($ 99.74)
commencing on the first day of March, 1973, 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 February, 1978

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee and all other considerations, the sum of Three Dollars ($3.00) to the Mort-
gagor 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
State of South Carolina:

All that certain piece, parcel or lot of land on the West side of D Street, in Section No. 6 of Nelson Mills Village, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 52 as shown on a plat of Section No. 6 of Nelson Mills Village, made by Dalton & Houston, Engineers, November, 1941, which plat is recorded in the Office of the Clerk of Court, Greenville County, South Carolina, in Plat Book [illegible], Pages [illegible] and [illegible], reference to said plat being hereby made and prayed, to wit:

[illegible]

[illegible]

[illegible]

[illegible] 3128

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining, and all the rents, issues and profits thereof, which may arise or be had therefrom, and all heating, plumbing, lighting, air conditioning, refrigerating, cooking and water fixtures, and all other fixtures of every kind now or hereafter attached to or used in connection with the premises described herein:

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed in fee simple absolute, that it has good right and lawful authority to convey the same, that the premises are free and clear of all liens and encumbrances except as otherwise herein stated, and that it will forever warrant and 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 it will promptly pay the principal and interest on the indebtedness evidenced by the said note and the late charge as provided in said note. Provided, however, that if the mortgagor shall be in default in the payment of any monthly payment on the principal that may be next due under the said note, then in such event, regardless of any other provision contained in said note or herein, the mortgagee may at its option declare the entire principal balance and all interest thereon immediately due and payable.