

JAN 5 11 04 AM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1145 PAGE 381

VA Form 19-4318 (Home Loan)
Revised August 1963. Use Optional
Section 180, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS:

H. Larry Byars and Sandra Kay Byars of
Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to

Cameron-Brown Company

, a corporation organized and existing under the laws 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 Nineteen Thousand, Three Hundred and No/100 ----- Dollars (\$ 19,300.00), with interest from date at the rate of seven and one-half per centum (7-1/2%) 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 Thirty-Five and 10/100-----Dollars (\$ 135.10), commencing on the first day of March, 1970, 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 February, 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 containing 1 acre, more or less, as is more fully shown on a plat of property entitled "Portion of Tract #4, S.L. Byars Property" dated February 18, 1969, and revised July 1, 1969, prepared by Campbell & Clarkson, and recorded in the R. M. C. Office for Greenville County in Plat Book B at Page 153 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Devenger Road and running thence through said road, S. 85-43 W. 186 feet to an iron pin near the southern side of Devenger Road; thence along the line of Tract 3, S. 17-53 E. 268.26 feet to an iron pin; thence along a line through Tract 4, N. 72-58 E. 219 feet to an iron pin; thence N. 21-45 W. 29 feet to an iron pin; thence continuing N. 21-45 W. 36 feet to an iron pin; thence N. 29-37 W. 166.4 feet to 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;