

FILED
GREENVILLE, CO. S. C.

BOOK 1195 PAGE 503

VA Form 16-6322 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable
to Federal National Mortgage
Association.

JUN 21 4 46 PM '71

SOUTH CAROLINA

OLLIE FARNSWORTH

R. M. C.
MORTGAGE

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

WHEREAS:

Kenneth Floyd Kay and Judy D. Kay
Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
Cameron-Brown Company

, a corporation
organized and existing under the laws of the State of North Carolina, hereinafter
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of Seventeen Thousand and No/100-----
Dollars (\$17,000.00), with interest from date at the rate of
Seven per centum (7 %) 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 Thirteen
and 22/100-----Dollars (\$ 113.22), commencing on the first day of
August, 1971, 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 July, 2001.

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 piece, parcel or lot of land situate, lying and being in the county
of Greenville, State of South Carolina, being known and designated as Lot No.
26, as shown on Plat of North Gardens, Section Two, made by Dalton & Neves,
dated January, 1955, and recorded in the R. M. C. Office for Greenville County,
in Plat Book EE, at Page 103, and having, according to said Plat, the following
metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Azalea Court, said pin being
479.8 feet south of the southeastern corner of the intersection of Crescent
Ridge and Azalea Court, and being at the joint front corner of Lots 26 and 27;
thence with the common line of said Lots, N. 79-0 E., 159 feet to an iron pin;
thence S. 10-27 E., 80 feet to an iron pin at the joint rear corner of Lots
25 and 26; thence along the joint line of said Lots, S. 79-0 W., 158.2 feet to
an iron pin on the eastern side of Azalea Court; thence along the eastern side
of Azalea Court, N. 11-00 W., 80 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 provisions of the Servicemen's Readjust-
ment 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;