

FA Form 26-266 (Home Loan)
Revised August 1963. Use Optional
Section 1510, Title 28 U.S.C., Applicable
to Federal National Mortgage
Association.

FILED
GREENVILLE CO. S.C.
JUL 24 4 08 PM '72
ELIZABETH RIDDLE
R.M.C.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: I, John Robert Zepf, of Greenville County,

hereinafter called the Mortgagor, is indebted to

Cameron-Brown Company, Raleigh, North Carolina

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 Seventeen Thousand, Nine Hundred Fifty and No/100-----Dollars (\$ 17,950.00), 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 Nineteen and 55/100-----Dollars (\$ 119.55), commencing on the first day of September, 1972, 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 August, 2002.

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 lot of land with the buildings and improvements thereon situated on the West side of Prince Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 64 and the adjoining one-half of Lot No. 63 on plat of Pleasant Valley, made by Dalton and Neves, Engineers, April 1956, revised through January 1953, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book EE at Page 5, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Prince Avenue at joint front corner of Lots 64 and 65 and runs thence along the line of Lot #65, S. 69-31 W., 175 feet to an iron pin; thence N. 20-29 W., 90 feet to an iron pin in the center of the rear line of Lot #63; thence through the center of Lot #63, N. 69-31 E., 175 feet to an iron pin on the West side of Prince Avenue in the center of the front line of Lot #63; thence along Prince Avenue, S. 20-29 E., 90 feet to the beginning corner.

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 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;