

MORTGAGE

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

WHEREAS:

FREDERICK DONALD CROSBY and VERA B. CROSBY

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 incor-
 porated herein by reference, in the principal sum of Twenty-Six Thousand Nine Hundred and
 no/100-----Dollars (\$ 26,900.00), with interest from date at the rate of
 eight & one-half per centum ($8\frac{1}{2}\%$) 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 Two Hundred Six
 and 86/100-----Dollars (\$ 206.86), commencing on the first day of
 July, 1976, 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 June, 2006.

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 situate, lying and being
 in the State of South Carolina, County of Greenville, being known and
 designated as Lot No. 198, AVON PARK, as shown on plat thereof recorded
 in the R.M.C. Office for Greenville County, S. C., in Plat Book KK, at
 pages 70 and 71, reference to which is hereby made for a metes and
 bounds description thereof.

Should the Veterans Administration fail or refuse to issue its guaranty of
 the loan/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.

This mortgage also covers the range or counter top unit.



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;