

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

169411 3 23 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: FREDRICK MINTON CLEVELAND AND MICHAEL D. GRANT

Greenville, South Carolina

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY

a corporation organized and existing under the laws of the State of North Carolina hereinafter called the 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, Four Hundred and No/100 Dollars (\$ 17,400.00 ), with interest from date at the rate of nine and one-half per centum ( 9.50 %) per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company, 4300 Six Forks Road, in Raleigh, North Carolina 27609 or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Fifty Two and 02/100 Dollars (\$52.02 ), commencing on the first day of January 1979, 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 December, 2003.

NOT KNOW ALL MEN. That the 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, 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 Greenville State of South Carolina:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southeastern side of Pettigru Street, in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 142 as shown on a revised plat of Boyce Lawn Addition made by W. D. Neves, Engr., dated January 1920 recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book E, at page 246, and having, according to a more recent plat thereof entitled, Property of Michael D. Grant and Fredrick Minton Cleveland made by Freeland & Associates dated November 3, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pettigru Street at the joint front corners of Lots 142 and 143; and running thence along the common line of said lots, S. 45-40 E., 74.19 feet to an iron pin; thence continuing along the common line of said lots, S. 22-08 E., 117.35 feet to an iron pin; thence N. 44-34 E., 77.40 feet to an iron pin; thence along the common line of Lots 141 and 142, N. 38-15 W., 176.00 feet to an iron pin on the southeastern side of Pettigru Street; thence along the southeastern side of Pettigru Street, S. 52-25 W., 53.81 feet to an iron pin, the point of BEGINNING.

The above property is the same conveyed to the mortgagors herein by deed of A. O. Bolding and Lola C. Bolding, to be recorded herewith

RECORDED  
3 NO 678  
1342

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever 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 he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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