

FILED
GREENVILLE CO. S. C.
NOV 9 4 55 PM '78
RECORDS & CLERK

Mortgagee's Address:
4300 Six Forks Rd.
Raleigh, NC 27609

MORTGAGE

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

BOOK 1449 PAGE 772

CBC NO. 169355
FHA NO. 461-158535-203

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID A. COOK and BONITA F. COOK

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

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

organized and existing under the laws of North Carolina, a corporation 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 TWENTY-FOUR THOUSAND ONE HUNDRED FIFTY AND NO/100----- Dollars (\$ 24,150.00), 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 (a North Carolina Corporation) in Raleigh, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED THREE AND 07/100----- Dollars (\$ 203.07), commencing on the first day of November, 19 78, 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 October, 2008

NOW, 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 lot of land situate on the southern side of Long Hill Street in the city and county of Greenville, State of South Carolina being shown as Lot No. 88 on a plat of AUGUSTA ROAD HILLS dated December 1940, prepared by Dalton & Neves, recorded in Plat Book L at page 56 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Long Hill Street at the joint front corner of Lot 87 and Lot 88 and running thence with Lot 87 S 2-56 W 165 feet to an iron pin at the joint rear corner of Lot 87 and Lot 88; thence S 89-20 W 60.1 feet to an iron pin at the joint rear corner of Lot 88 and Lot 89; thence with Lot 89 N 2-56 E 168.8 feet to an iron pin on Long Hill Street; thence with said street S 87-04 E 60 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Gerald R. Glur Real Estate, Inc., recorded October 11, 1978 in Deed Book 1089 at page 726 in the RMC Office for Greenville County.

✓ The purpose of this mortgage is to correct certain errors appearing in the description of a mortgage from David A. Cook and Bonita F. Cook to Cameron-Brown Company, recorded in Mortgage Book 1446 at page 875 in the RMC Office for Greenville County, on October 11, 1978.

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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