

FILED
GREENVILLE CO. S. C.

BOOK 1224 PAGE 331

MAR 3 2 21 PM '72

SOUTH CAROLINA

VA Form 24-4336 (Home Loan)
Revised August 1961. Use Optional
Section 1215, Title 38 U.S.C. Acceptable
to Federal National Mortgage
Association.

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

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

WHEREAS: GLENN GERALD RIKARD & MARY C. RIKARD

Greenville County, 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 incorporated herein by reference, in the principal sum of Twelve Thousand Two Hundred and No/100----- Dollars (\$ 12,200.00), 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, 4300 Six Forks Road 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 Eighty-one and 25/100----- Dollars (\$81.25), commencing on the first day of May, 19 72, 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 April, 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 piece, parcel or lot of land together with buildings and improvements situate, lying and being on the Northwestern side of Lowndes Avenue in the City of Greenville, Greenville County, South Carolina, being shown and designated as a portion of Lots Nos. 85 and 86 on a Plat of Dixie Heights made by C. M. Furman, Jr., Engineer, recorded on January 31, 1937, in the RMC Office for Greenville County, S.C., in Plat Book H, page 46, and having according to a more recent survey of the Property of Glenn Gerald Rikard and Mary C. Rikard made by C. C. Jones, Engineer, dated March, 1972, the following metes and bounds, to wit: BEGINNING at an iron pin on the Northwestern side of Lowndes Avenue, said iron pin being located 42 feet from the intersection of Lowndes Avenue with Lowndes Hill Road and being located 10 feet East of the joint front corners of Lots Nos. 84 and 85 and running thence along the Northwestern side of Lowndes Avenue, N. 45-12 E., 50 feet to an iron pin; thence a line through Lot 86, N. 44-48 W., 150 feet to an iron pin; thence S. 45-12 W., 50 feet to an iron pin; thence S. 44-48 E., 150 feet to an iron pin, 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;

This Mortgage Assigned to: Federal Home Loan Mortgage Corporation
From: First Union National Bank of N.C.
Date: 13th of April 19 72 Assignment recorded
1229 of R. E. Mortgages on Page 641
18 of April 19 72 # 28217