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SOUTH CAROLINA  
THE FARMERS' TRUST  
(REV. NOV. 1970)

ELIZABETH HIDDLE  
R.M.B.

# MORTGAGE

This form is used in connection with mortgages insured under the plan in four-unit provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, JAMES B. OWEN

Greenville County, S. C., 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 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 NINETEEN THOUSAND Dollars (\$ 19,000.00 ) 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, in monthly installments of One Hundred Twenty-six and 54/100 Dollars, \$ 126.54 commencing on the first day of January, 1971, 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 November, 2002.

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 certain piece, parcel or B.V. of land situate, lying and being at the southeastern intersection of Stratford Road and Eastfield Road in Greenville County, State of South Carolina, being lot 88 and the northern 10 feet of lot 87, according to a plat of South Carolina Estates made by Pickell & Pickell, Engineers, August 29, 1956, recorded in the REC. Office for Greenville County in Plat Book 66 at page 104, and before said plat is fully described on a plat made by H. K. Campbell, Engineer, December 10, 1968, recorded in the REC. Office for Greenville County in Plat Book 11, page 11, and having access to said plat the following, to-wit:

Beginning at an iron pin on the east side of Stratford Road about 200 feet south from the joint front corner of Lot Nos. 87 and 88; thence with the east side of Stratford Road N. 22° W. 60.6 feet to an iron pin there with the true and said road as it intersects with Eastfield Road, the side of which is N. 29° 1' 29.1 feet to an iron pin on the south side of Eastfield Road; thence with the south side of said road N. 61° 49' E. 129.3 feet to an iron pin corner of Lot Nos. 86 thence S. 7° 41' E. 129.67 feet to an iron pin on the east side of Lot Nos. 86 and 87, which iron pin is 10 feet south from the rear joint line of Lot Nos. 86 and 87; thence with a new line through Lot No. 87, S. 88° 33' W. 122.00 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging 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 to ever defend all and singular the premises unto the Mortgagee forever from and against the Mortgagee 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 and interest on the indebtedness evidenced by the said note at the times and in the manner therein provided. Privileges is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments 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, and, provided, further, that in the event the debt is paid in full prior to maturity and