

SOUTH CAROLINA

VA Form 26-4111 (Home Loan)
Revised August 1973. Use Optional
Form 1013, Issued by U.S.G. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } 44:

WHEREAS: BENNY LEE BIVENS AND ESTELLE M. BIVENS

of
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 EIGHTEEN THOUSAND FIVE HUNDRED AND
NO/100 ----- Dollars (\$ 18,500.00), with interest from date at the rate of
eight & one-half per centum (8 1/2 %) per annum until paid, said principal and interest being payable
at the office of Cameron-Brown
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 ONE HUNDRED
FORTY TWO AND 27/100----- Dollars (\$ 142.27), commencing on the first day of
June, 19 74, 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 May, 2004.

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 in the State of South
Carolina, County of Greenville, in the Town of Fountain Inn, being
known and designated as Lot No. 5, Queens Street as shown on a plat
of Kings Court prepared by R. B. Bruce, Surveyor, dated September 4,
1973 and recorded in the RMC Office for Greenville County in Plat
Book 4X at page 78, and having, according to said plat, the following
metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Queens Street at the
joint front corner of Lots No. 5 and 6 and running thence along the
edge of Queens Street, N. 82-25 W., 85 feet to an iron pin at the
joint front corner of Lots No. 4 and 5; thence with the joint line of
said lots, N. 11-01 E., 165.8 feet to an iron pin; thence S. 78-50
E., 85 feet to an iron pin at the joint rear corner of Lots No. 5 and
6; thence with the joint line of said lots, S. 11-04 W., 160.5 feet
to an iron pin, being the point of beginning.

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;

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