

FILED  
**MORTGAGE**

MAY 5 9 53 AM '76

DONNIE S. TANNERSLEY  
R.M.C.

1366 and 739

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

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James T. Hunter and Josephine S. Hunter  
Greenville County, South Carolina, 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 Twenty-one Thousand Three Hundred and 00/100----- Dollars (\$21,300.00), with interest from date at the rate of eight and three-fourths per centum (8.75%) 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 Sixty-seven and 63/100----- Dollars (\$167.63), commencing on the first day of July, 1976, 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 June 2006.

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 lot of land, together with the buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot #12 on a plat entitled "Kings Court Subdivision", said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4-X, Page 78; and also being shown as Lot #12 on a plat of property of "James T. and Josephine Hunter", which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 55, Page 59, and being more particularly described in accordance with the latter plat, to-wit:

BEGINNING at an iron pin, joint front corner of Lots 11 and 12 in the southwestern edge of Speedway Drive and running thence along said Speedway Drive, S. 57-50 E., 119.5 feet to an iron pin in or near the intersection of Speedway Drive and Queens Street; thence S. 13 E., 21.3 feet to an iron pin in the northwestern edge of Queens Street; thence along said Queens Street, S. 31-50 W., 90 feet to an iron pin; thence turning and running N. 57-50 W., 134.5 feet to an iron pin, joint corner with Lot 11; thence along the joint line of said Lot 11, N. 31-50 E., 105.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to mortgagors herein of even date herewith by Baety O. Gross, Jr., Trustee, to be recorded.

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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