

MAR 31 12 13 PM '72

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OLLIE EARNSWORTH
MORTGAGE

THIS MORTGAGE is made this 31st day of March, 1972,
between the Mortgagor, Fred D. Colston and Janice C. Colston---
(herein "Borrower"),
and the Mortgagee, Cameron-Brown Company, a corporation
organized and existing under the laws of North Carolina, whose address
is 4300 Six Forks Road, Raleigh, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of --Thirty Thousand and
No/100 (\$30,000.00)-----Dollars, which indebtedness is evi-
denced by Borrower's note of even date herewith (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and
payable on April 1, 2002;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to
protect the security of this Mortgage, and the performance of the covenants and agreements of
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 20 hereof (herein "Future Advances"),
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville, State of
South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in
Greenville County, South Carolina, shown and designated as Lot 4,
Mountainbrooke Subdivision, plat of which is recorded in the R.M.C.
Office for Greenville County, South Carolina in Plat Book 4-F,
Page 47, reference to said plat being hereby craved for a more
particular description.

That the holder of the note secured hereby may at any time prior
to the end of the 14th year in its discretion apply for, on behalf of
the party of the first part, renewal of the mortgage guaranty
insurance obtained by party of the first part in connection with
this mortgage, pay the premiums due by reason thereof and require
repayment by party of the first part of such amounts as are advanced
by said noteholder which amounts shall be secured hereby. Failure
of the party of the first pay to repay said amounts to the noteholder
shall be default herein and in the Note secured hereby.

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.