

FILED
MAR 31 4 47 PM '72

MORTGAGE

OLLIE FARNSWORTH

THIS MORTGAGE is made this 31st day of March, 1972,
between the Mortgagor, H. Bryan Furr and Sandra G. Furr
(herein "Borrower"),
and the Mortgagee, Cameron-Brown Company, a corporation
organized and existing under the laws of North Carolina, whose address
is Raleigh, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand Six Hundred Fifty and no/100 (\$31,650.00)--Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments 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, and being shown and designated as Lot #62 on plat of Pelham Woods Subdivision, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 33, reference to said plat is 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 the party of the first part in connection with this mortgage, pay the premiums due by reason thereof and require repayment by the 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 part to repay said amounts to the note holder 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, appurtenances, 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 Mortgage; 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 seized 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.