

APR 5 4 07 PM '72
MORTGAGE

THIS MORTGAGE is made this OLLIE FARNSWORTH day of April, 19 72,
between the Mortgagor, JAMES T. PRITCHETT AND ANN B. PRITCHETT
(herein "Borrower"),
and the Mortgagee, Cameron-Brown Company, Raleigh, North Carolina, 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 TWENTY-FIVE THOUSAND FOUR HUNDRED AND NO/100THS - - - - - 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 May 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 certain piece, parcel or lot of land situate, lying and being on the Southeastern side of Garrett Street, near the City of Greenville, being known and designated as Lot No. 73 as shown on plat entitled "Bishop Heights", dated January, 1966, prepared by Ethan C. Allen, Registered Surveyor, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BBB at page 171, and having according to a more recent plat entitled Property of James T. Pritchett and Ann B. Pritchett", dated March 30, 1972, prepared by Webb Surveying & Mapping Co., the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Garrett Street at the joint front corner of Lots Nos. 72 and 73 and running thence with the line of Lot No. 72 S. 64-18 E. 200 feet to an iron pin in the line of Lot No. 62 at the joint rear corner of Lots Nos. 72 and 73; thence with the rear line of Lots Nos. 62 and 61 S. 25-42 W. 105 feet to an iron pin in the line of Lot No. 61 at the joint rear corner of Lots Nos. 73 and 74; thence with the line of Lot No. 74 N. 64-18 W. 200 feet to an iron pin on the Southeastern side of Garrett Street at the joint front corner of Lots Nos. 73 and 74; thence with the Southeastern side of Garrett Street N. 25-42 E. 105 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Duke Power Company to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

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 part 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, 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 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.