

OCT 5 10 26 AM '72

MORTGAGE

ELIZABETH RIDDLE
THIS MORTGAGE was made this 29th day of September, 1972,
between the Mortgagor, Louis Anthony Cancellaro and Judith P. Cancellaro
(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 27609 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Three Thousand Fifty and No/100-----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 October 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 tract of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Lyons Drive and being known and designated as Property of Louis Anthony Cancellaro and Judith P. Cancellaro as shown on a plat prepared by R. B. Bruce, RLS, dated September 20, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-U at Page 146, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Lyons Drive at the joint front corner of the within described property and that now or formerly of Tinsley and running thence with the common line N.3-26 E. 1387.7 feet to an iron pin; thence S.83-43 E. 283.3 feet to an iron pin; thence S.3-30 W. 1400.2 feet to an iron pin on Lyons Drive; thence with said Drive N.74-13 W. 100 feet to an iron pin; thence continuing with Lyons Drive N.82-10 W. 184 feet to the beginning corner.

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.