

GREENVILLE, CO. S. C.

OCT 17 4 02 PM '72

ELIZABETH RIDDLE  
R.M.C.

BOOK 1253 PAGE 446

# State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Philip M. Stewart

(hereinafter referred to as "Mortgagor"). SEND(S) GREETING :

WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY, a corporation chartered under the laws of the state of North Carolina, as evidenced by Mortgagor's terms of which are incorporated herein by reference, certain promissory note in writing, of even date with these Presents, in the full and just sum of.....~~Twenty-Five~~.....

~~Thousand Eight Hundred Fifty and No/100~~ (S 25,850.00) Dollars, to be paid at its office in Raleigh, N.C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon as provided in said promissory note, said principal and interest being payable as therein stated and the unpaid balance, if not sooner paid, of said principal and interest to be due and payable on the.....~~1st~~..... day of November ~~XXXX~~ 2002. And

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of eight (8%) per centum per annum, and

If at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interest to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt, And

WHEREAS, the Mortgagor may hereafter become indebted to the said Cameron-Brown Company for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Cameron-Brown Company at any time for advances made to or for his account by Cameron-Brown Company, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by Cameron-Brown Company 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 Cameron-Brown Company, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 13, Section I, Holly Springs Subdivision, and having, according to a plat prepared of said Subdivision recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, at Page 5, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Brook Bend Road at joint front corner of Lots Nos. 13 and 14 and running thence with the joint line said lots, S. 10-17 W. 150 feet to an iron pin; thence along line of Lot No. 12, N. 78-36 W. 115.4 feet to an iron pin on the eastern side of Beechwood Court; thence along Beechwood Court, N: 11-50 E. 10 feet to an iron pin and N. 20-35 E. 115 feet to an iron pin at the intersection of Beechwood Court and Brook Bend Road; thence along said intersection, N. 60-26 E. 38.4 feet to an iron pin; thence along Brook Bend Road, S. 79-43 E. 65 feet to an iron pin at the beginning corner.