

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Marion Walter Preston and Susan W. Preston

(hereinafter referred to as "Mortgagor"), SENDS 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 Thousand Eight Hundred and No/100-----** (\$ 20,800.00) 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 **first** day of **January** ~~xx~~ **2003** 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.

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 **at the Northeastern corner of the intersection of Avon Drive with Thames Drive, in Greenville County, South Carolina, near Taylors,** being shown and designated as Lot No. 59 on a plat of AVON Park made by G. C. Jones & Associates, dated November, 1956, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book KK, at page 71, reference to which is hereby craved for the metes and bounds thereof.