

SOUTH CAROLINA DEED FILED
GREENVILLE CO. S.C.
REGISTRATION NO. 22
COMPLIED WITH
JAN 15 2 00 PM '73

Mailed to:
Donald James Simpson
Greenville, S.C. 29605
BOOK 1233 PAGE 305

THIS MORTGAGE is made this 12th day of January, 1973,
between the Mortgagor, Elijah Hawthorne, Jr., and Mildred E. Hawthorne
(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 Twenty Thousand
(\$20,000.00) Dollars, which indebtedness is evi-
denced by Borrower's note of even date herewith (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and
payable on February 1, 1998.

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 with the improvements thereon,
situate, lying and being in the State and County aforesaid, and being
known and designated as Lot No. 49 on a revised Plat of property of
Sylvan Hills, recorded in the R. M. C. Office for Greenville County,
South Carolina in Plat Book S, at Page 104 and having, according to
said Plat, and a more recent Plat dated January 11, 1973 by R. B. Bruce,
R. L. S. No. 1952, to wit:

BEGINNING at an iron pin on the Western side of Lake Terrace at
the joint front corner of Lots 45 and 49 and running thence with the
joint line of said Lots N. 50-44 W. 138.85 feet to an iron pin on the
rear line of Lot 46; thence along the rear line of Lots 46 and 48, N.
56-44 E. 62 feet and N. 75-21 E. 74.9 feet to an iron pin, joint corner
of Lots 49 and 50; thence along the joint line of said Lots S. 62-09
E. 84.7 feet to an iron pin on the Western side of Lake Terrace; thence
with Lake Terrace S. 39-0 W. 85 feet and S. 46-40 W. 50 feet to the
beginning corner.

BEING the same property that was conveyed to the Mortgagors by
Curtis Samuel Keith on this date.

THIS conveyance is subject to Restrictive Covenants for Sylvan
Hills as recorded in Deed Book 353, at Page 270; and Easements of
Duke Power Company, recorded in Deed Volume 353, at Page 473; and is
subject to all restrictions, easements and rights of way which may
appear of record.

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, appur-
tenances, 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 Mort-
gage; 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.

This Mortgage is held by First Union Nat'l Bank
of N.C.
Cameron-Brown Co.
16th Feb 73
1275 208
26th Feb 73 24095