

REGULATION NO. 22
COMPLIED WITH

FILED
GREENVILLE, CO. S. C. 200X 1270 PAGE 475
MAR 23 11 59 AM '73 MORTGAGE

BOOK 1270 PAGE 475

THIS MORTGAGE is made this 23rd day of March, 1973, between the Mortgagor, Donnie S. Tankersley, and Sandra K. Adams (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-Nine Thousand Two Hundred & 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 April 1, 2003

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 21 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 situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 54, Forrester Woods, Sec. 1, on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, at Page 78, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Gilder Creek Drive, joint front corner of Lots Nos. 54 and 55, and running thence with said road, N. 6-45 E.. 80 feet to a point, joint front corner of Lots Nos. 54 and 51; thence with the common line of said lots, N. 62-24 W. 140 feet to a point; thence, S. 27-36 W. 140 feet to a point; thence, S. 83-34 E. 180.7 feet to a point on the edge of Gilder Creek Drive, the point of beginning.

This Mortgage Assigned to: First Federal Savings and Loan Association of Lake Wales
From Cameron-Brown Company
on 6th day of June 19 73 Assignment recorded
in Vol. 1276 of R. E. Mortgages on Page 663
This 18th of June 19 73, # 36572

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 seized 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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.