

FILED
REGISTRATION NO. 22 GREENVILLE CO. S. C.
COMM. WITH 3 19 PM '73

BOOK 1274 PAGE 11

MORTGAGE

THIS MORTGAGE is made this 23rd day of April, 1973,
between the Mortgagor, PHILIP B. JONES

and the Mortgagee, Cameron-Brown Company (herein "Borrower"),
organized and existing under the laws of North Carolina, a corporation
is 4300 Six Forks Road, Raleigh, North Carolina, 27609, whose address
is (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY EIGHT THOUSAND
SIX HUNDRED 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 May 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, together with buildings and im-
provements, situate, lying and being in the State of South Carolina,
County of Greenville, on the Northeastern side of Devonwood Court,
being shown and designated as Lot No. 66 on a Plat of CAMBRIDGE PARK,
made by Dalton & Neves Co., Engineers, dated June 1, 1972, and recorded
in the RMC Office for Greenville County, South Carolina in Plat Book
4R, Page 11, reference to which is hereby craved for the metes and
bounds thereof.

The property herein mortgaged is also shown as Lot No. 66 on a plat
entitled, "Property of Philip B. Jones", dated April 1973 made by Dalton
& Neves Co., Engineers recorded in the R. M. C. Office for Greenville
County, S. C. in Plat Book 47, page 146; reference to which is
hereby craved for the metes and bounds thereof. The course and distance
for the joint property line between Lots Nos. 66 and 67 as shown on the
plat of CAMBRIDGE PARK recorded in the R. M. C. Office for said County
and State in Plat Book 4-R, page 11 is incorrect; the true course and
distance for said common line is shown on the plat of Lot No. 66 en-
titled, "Property of Philip B. Jones".

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 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.