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GREENVILLE, CO. S. C.

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BOOK 1281 PAGE 113

State of South Carolina

DEPARTMENT OF LAND AND WATER RESOURCES  
R.M.P.

MORTGAGE

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RONALD TERRY GIBSON

(hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor, in and by its certain promissory note in writing, of even date with these Presents, the terms of which are incorporated herein by reference, is well and truly indebted to CAMERON-BROWN COMPANY, a corporation chartered under the laws of the State of North Carolina (hereinafter referred to as Mortgagee), in the full and just sum of Twenty-four Thousand Seven Hundred Fifty and no/100ths----- (\$24,750.00) DOLLARS, to be paid at its office in Raleigh, North Carolina, or at such other place as the holder of the note may from time to time designate in writing, according to the terms and provisions contained in said promissory note with interest as provided therein; the unpaid balance of said Debt, if not sooner paid, being due and payable eight months from date of note and thereafter on demand.

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, or in the promissory note secured hereby or in that certain Construction Loan Agreement of even date herewith between the Mortgagor and the Mortgagee, 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 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 interests 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.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said 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: on the eastern side of Delmar Drive, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 46 on a plat of BRENTWOOD, SECTION 2, made by Piedmont Engineers and Architects, Surveyors, dated May 19th, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R, page 5, reference to which is hereby craved for the metes and bounds thereof. EXCLUDING, HOWEVER, a five foot strip off the northernmost side lot line described by metes and bounds as follows: BEGINNING at an iron pin at the joint front corners of Lots Nos. 45 and 46 on the eastern side of Delmar Drive and running thence along the common line of said lots N. 54-00 E., 154 feet to an iron pin; thence S. 36-00 E. 5 feet to a point; thence a new line through lot 46 S. 54-00 W., 154 feet to an iron pin on Delmar Drive; thence along the eastern side of Delmar Drive N. 36-00 W. 5 feet to the point of beginning.

The mortgagor and mortgagee have entered into a certain Loan Agreement dated June 7th, 1973, the provisions of which are incorporated herein by reference as fully and to the same extent as though set out herein verbatim. A default in said Loan Agreement shall be a default in this instrument.