

FEB 7 3 47 PM '74

DONNIE S. TAMMERSLEY

MORTGAGE

THIS MORTGAGE is made this 5th day of February, 1974, between the Mortgagor, David A. Rochester and Betty Jean F. Rochester (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 NINE HUNDRED AND NO/100THS--- 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 March 1, 2004

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 certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 304, Section 4, of COLONIAL HILLS Subdivision as shown on plat thereof recorded in the R. N. C. Office for Greenville County in Plat Book WWW at pages 12 and 13 and as shown on a more recent plat entitled "Property of David A. Rochester and Betty Jean P. Rochester", dated December 28, 1973, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Taylors Road (also known as Erushy Creek Road) and running thence S. 58-31 W. 248.5 feet to an iron pin at the joint corner of Lots Nos. 304 and 307; thence with the line of said lots N. 20-22 W. 84.75 feet to an iron pin; thence N. 84-05 W. 5.75 feet to an iron pin; thence with the line of Lot No. 308 N. 52-02 E. 201.21 feet to an iron pin on the southeasterly side of Taylors Road; thence with the southeasterly side of Taylors Road S. 54-43 E. 125.2 feet to the beginning corner.

This is the portion of the property conveyed to the mortgagors herein by deed of Larry G. Shaw Builder, Inc. dated February 8, 1974, to be recorded herewith.



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 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.

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.

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