

MORTGAGE

THIS MORTGAGE is made this 6th day of March, 1974,
 between the Mortgagor, Leland C. Perry and Karen W. Perry
 (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 Forty-three Thousand
 Nine Hundred Fifty ----- 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, 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 piece, parcel or lot of land, situate, lying and being in the
 County of Greenville, State of South Carolina, on the western side of Lance-
 lot Drive, being known and designated as Lot No. 47, as shown on plat
 entitled CAMELOT, SHEET 1, dated November 5, 1968, prepared by Piedmont
 Engineers & Architects, and recorded in the R.M.C. Office for Greenville
 County, South Carolina, in Plat Book WWW at Pages 46 and 47, reference
 to said plat being craved for a metes and bounds description thereof.



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.

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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