

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE, S. C.  
449 FIVE  
SONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARION HARRIS, DAVID H. WILKINS and WILLIAM W. WILKINS, JR.

hereinafter referred to as Mortgagor is well and truly indebted unto  
CAMERON-BROWN COMPANY

hereinafter referred to as Mortgagee as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Hundred Five Thousand and 00/100----- Dollars \$ 205,000.00 due and payable  
in Sixty (60) monthly installments of \$4,156.70 each with the first payment to begin  
on June 3, 1976, and a like amount on the 3rd day of each month thereafter until  
the entire principal sum is paid in full, said installments to be applied first in  
payment of interest and then to principal.  
with interest thereon from date at the rate of eight (8) per centum per annum, to be paid monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 137.61 acres as shown on plat for Phillips Development Corporation prepared by L. Marion Wood, dated Feb. 6, 1973, of record in the RMC Office for Greenville County, S. C., in Plat Book 4-S, page 84, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin at corner of subject property and property now or formerly owned by Cox; running thence down joint line of said properties N. 80-15 E. 1420 feet to an iron pin at corner of subject property and property now or formerly owned by Putman; running thence down joint line of said properties S. 37-15 E. 229 feet to a stake; running thence N. 71-45 E. 845 feet to an iron pin; running thence S. 33-45 E. 368 feet to nail and cap in Brooks Road; running thence S. 32-45 E. 535.7 feet to an iron pin in a branch; running thence up said branch the following courses and distances, to-wit: S. 65-30 W. 265 feet; S. 84 W. 273 feet; S. 89 W. 210 feet to the edge of a lake; running thence S. 51 W. 321 feet to a stake; S. 10-E. 229 feet to a stake; S. 13 W. 179 feet to a stake; S. 54 W. 280.9 feet to an iron pin; running thence S. 73 W. 499.4 feet to an iron pin on a dirt road, joint corner of property now or formerly owned by Clayton; running thence around the Clayton tract the following courses and distances, to-wit: N. 36-30 W. 300 feet to an iron pin; N. 89 W. 385.9 feet to an iron pin; S. 36-45 W. 105.6 feet to an iron pin; S. 67-30 E. 749.1 feet to a stake on the edge of said dirt road; running thence down edge of said dirt road S. 29 E. 592.5 feet to an iron pin; running thence S. 71-45 W. 543.2 feet to an iron pin; running thence S. 54-40 W. 202.6 feet to an iron pin; running thence S. 65-30 W. 314.8 feet to a stake; running thence S. 63-30 W. 266.6 feet to a stake; running thence S. 65 W. 351.8 feet to an iron pin, corner of property now or formerly owned by Griffin; running thence N. 59 W. 528 feet to an iron pin; running thence N. 50 W. 152.5 feet to an iron pin; running thence N. 69-15 W. 178.8 feet to an iron pin; running thence N. 51-30 W. 91.7 feet to an iron pin; running thence N. 42 W. 501.6 feet to a stake at the edge of Maple Creek; running thence down Maple Creek the following courses and distances, to-wit: N. 22 E. 272.5 feet; N. 7 E. 254.8 feet; N. 43-30 E. 560.3 feet; N. 14 E. 237.6 feet to a stake in property lying now or formerly of Adams; running down said property line S. 69-35 E. 886 feet to a stone; running thence N. 42 E. 552 feet to a stone; running thence N. 37-15 W. 964 feet to the beginning corner.

The Mortgagors, their heirs, administrators and assigns shall not obtain any secondary financing secured by the mortgaged premises without prior written consent of the Mortgagee, which consent shall not be unreasonably withheld. Such secondary financing secured by the mortgaged premises without the prior written consent of the Mortgagee, shall at the Mortgagee's option, constitute a default of this mortgage. EXCEPT, however, if the secondary financing secured by the mortgaged premises is obtained in order that improvements, including but not limited to the installation of sewer and paved roads on the mortgaged premises, may be made on the mortgaged premises, then the consent of the Mortgagee shall not be required.

(continued on Page Three)  
attached hereto

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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