

FILED
GREENVILLE CO. S. C.

MORTGAGE

This instrument complies with the requirements of the Uniform Residential Mortgage Act of the National Housing Act

MAR 31 2 15 PM '79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CALVIN JOHN SPURGEON AND

CAROL T. SPURGEON of
GREENVILLE, SOUTH CAROLINA hereinafter called the Mortgagor, send(s) greetings:

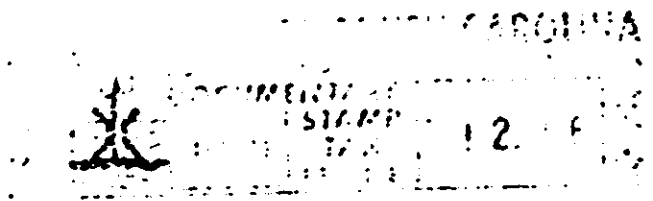
WHEREAS, the Mortgagor is well and truly indebted unto CAMERON BROWN COMPANY
4300 Six Forks Road, Raleigh, North Carolina

a corporation
hereinafter
organized and existing under the laws of North Carolina
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Thirty Thousand, Four Hundred and
No/100----- Dollars (\$ 30,400.00), with interest from date at the rate
of Seven and three-fourths per centum (7 3/4 %) per annum until paid, said principal
and interest being payable at the office of Cameron Brown Company
4300 Six Forks Road in Raleigh, North Carolina 27609
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred
Seventeen and 79/100----- Dollars (\$ 217.79),
commencing on the first day of March 1, 19 79, and on the first day of each month thereafter until
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,
shall be due and payable on the first day of February 1, 2009:

NOT KNOR ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-
gagor in hand well and truly paid by the Mortgagor 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, its successors and assigns, the following-described real
estate situated in the County of GREENVILLE
State of South Carolina

ALL that lot of land, with the buildings & improvements thereon, situate,
lying and being on the north side of Tebblewood Drive and the East
side of Agewood Drive, Town of Simpsonville, Austin Township,
Greenville County, South Carolina, being shown and designated as
Lot No. 423, Section V, Sheet One, on plat of Westwood Subdivision,
made by Piedmont Engineers and Architects, November 28, 1972,
and recorded in the RMC Office for Greenville County, S. C., in
Plat Book 4K at page 62, and having according to a more recent plat
made by Walter David Leonard & S. D. Farmer, Jr., entitled property
of Calvin John Spurgeon and Carol T. Spurgeon, recorded in the
RMC Office for Greenville County, S. C. in Plat Book 6-U
at page 21, the notes, and bounds, as shown thereon: Reference is
hereby made to the last mentioned plat for a more complete description
thereof.

This being the same property conveyed to the Mortgagors by Deed of
Jacky D. Ayers and Nancy M. Ayers, of even date to be recorded herewith:



Together with all and singular the rights, members, heronaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in
connection with the real estate herein described

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whomsoever lawfully claiming the same or any part thereof

The Mortgagor covenants and agrees as follows
1 That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior
to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty
(30) days prior to prepayment.

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