

S.C.

'82

WASLEY

CB LOAN NO. 408615

MORTGAGE

BOOK 1589 PAGE 59

THIS MORTGAGE is made this 30 day of April 1982, between the Mortgagor, Robert S. Katz and Roberta B. Katz (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 Sixty Two Thousand Six Hundred & 00/100 (\$62,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012;

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 13-B of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina on September 15, 1980 in Deed Book 1133 at Pages 365 through 436, inclusive and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7X at Page 40, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime, dated February 25, 1981 and recorded in the R.M.C. Office for Greenville County on February 26, 1981 in Deed Book 1143 at Pages 305 through 319, inclusive. Said Amended Plat is recorded in Plat Book 7X at Page 79.

This is the same property conveyed to Mortgagors herein by Deed of Cothran and Darby Builders, Inc. dated May 18, 1981 and recorded in the R.M.C. Office for Greenville County, SC on May 18, 1981 in Deed Book 1148 at Page 286.

STATE OF SOUTH CAROLINA
 DOCUMENTARY STAMP
 APR 22 1982
 2584

which has the address of 13-B Skylark Circle, Sugar Creek Villas Greer, SC 29651 (herein "Property Address");

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

GC10 AF3082

C5C

6.0000

10059

4328 RV-2