

GREENVILLE CO. S.C.

JAN 17 10 44 AM '83

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1592 PAGE 24

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 16.00
FEB 11 1983

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert T. Burchett and Brenda E. Holt

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Cameron-Brown Company

, 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 incorporated herein by
reference, in the principal sum of Forty Thousand and No/100ths
Dollars (\$ 40,000.00).

with interest from date at the rate of twelve per centum (12 %) 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 Four Hundred Eleven and 45/100ths Dollars (\$ 411.45), commencing on the first day of March, 19 83, 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, 2013.

NOW, KNOW 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 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, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

All that certain piece, parcel or tract of land containing 5.00 acres, situate, lying and being in the State of South Carolina, County of Greenville, near the eastern side of the Saluda River and approximately 0.25 miles west of S.C. Highway 20, and being a portion of Tract B as shown on a plat of Alvin Freeman dated December 1976, recorded in the RMC Office for Greenville County in Plat Book 5X, Page 77. Said property is also shown on a recent plat of survey by Robert D. Garrison dated October 8, 1982 entitled "Property of Robert T. Burchett and Brenda E. Holt" recorded in Plat Book 9H, Page 86, of said RMC Office and has according to said survey the following metes and bounds, to-wit:

BEGINNING at a point in the common line of Tract B and Tract A which point is located S. 83-19 W. 438.9 feet from an old iron pin in the line of property now or formerly of Jerry Davis at the southeastern corner of Tract B, and from said point of beginning thence running S. 83-19 W. 450.0 feet to a point; thence N. 6-41 W. 484.0 feet to a point; thence N. 83-19 E. 450.0 feet to a point; thence S. 6-41 E. 484.0 feet to the point of beginning. Also and together with an easement for ingress and egress to and from the mortgaged property, said easement being 50 feet in width and approximately 439 feet in length running from the southeastern corner of the 5 acre parcel herein mortgaged to a road right of way also 50 feet in width along the northeastern boundary line of Tract A; thence along said road right of way to a county road leading to S.C. Highway 20.

The property herein mortgaged is a portion of that acquired by the mortgagors by deed of The Kendall Company recorded February 16, 1977 in the RMC Office for Greenville County in Deed Book 1051, Page 114.

Together with all and singular the rights, members, hereditaments, 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 absolute, 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 forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons 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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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.