

Cameron-Brown Company
4300 Six Forks Road
Raleigh, NC 27609

MORTGAGE

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

FILED
GREENVILLE CO. S. C.
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S. J. HARRISLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LEON G. DUNN and ESSIE H. DUNN of
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 organized and existing under the laws of North Carolina, hereinafter 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 Twenty-six Thousand and No/100----- Dollars (\$ 26,000.00-----),

with interest from date at the rate of Thirteen per centum (--13--%) 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 Eighty-seven and 61/100----- Dollars (\$ 287.61---), commencing on the first day of December, 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 November, 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 piece, parcel or lot of land, situate, lying and being on the northern side of Merrywood Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 107 on plat of Thornwood Acres, dated April, 1959, prepared by J. Mac Richardson, RLS, recorded in Plat Book MM at Page 105 and according to a more recent plat dated October 21, 1983 entitled "Thornwood Acres, Sec. 2; Lot 107, Property of Leon G. Dunn and Essie H. Dunn" by Freeland & Associates, having the following metes and bounds:

BEGINNING at an iron nail on the northern side of Merrywood Drive which nail is 191 feet, plus or minus, from Longwood Drive and running thence along Merrywood Drive S. 68-15 W. 56.04 feet to an old iron pin; thence S. 70-24 W. 28.99 feet to an old iron pin; thence leaving said road and turning and running N. 24-09 W. 193.25 feet to an old iron pin; thence turning and running N. 53-09 E. 32.03 feet to an old iron pin; thence running N. 54-31 E. 49.96 feet to an old iron pin; thence turning and running S. 25-24 E. 214.81 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of J. Keith Brooks and Kerry P. Brooks dated October 21, 1983 and recorded October 24, 1983 in the RMC Office for Greenville County, South Carolina, in Deed Book 1199 at Page 24.

The Rider ("Rider") attached hereto and executed of even date herewith is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of this Mortgage, Deed of Trust, or Deed to Secure Debt as if the Rider were a part hereof.

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.

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