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GREENVILLE CO. S. C.

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1312-019

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this ^{R.H.C.} first day of June, 1974, between the Mortgagor, William Fred Blue and Rebecca Todd Blue

(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 Thirty-one Thousand Five Hundred and no/100-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2004

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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Lot 38 of Hillsborough, Section One, on plat thereof recorded in the Office of Register of Mesne Conveyances for Greenville County in Plat Book WW at page 56, and having the following metes and bounds according to a more recent survey entitled "Property of William Fred Blue and Rebecca Todd Blue" dated May 24, 1974, by Webb Surveying & Mapping Co.:

BEGINNING at an iron pin on the northeastern side of Calix Court at the joint front corner of Lots 38 and 37; and running thence with the line of Lot 37, N. 12-04 E., 128.3 feet to an iron pin at the joint rear corner of Lots 38 and 37; thence, S. 59-16 E., 205 feet to an iron pin; thence, S. 7-51 W., 50 feet to an iron pin at the joint rear corner of Lots 38 and 39; thence with the line of Lot 39, S. 81-04 W., 152.7 feet to an iron pin on the northeastern side of Calix Court; thence with the northeastern side of Calix Court, N. 40-36 W., 70 feet to the point of beginning.



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 in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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