

GREENVILLE COUNTY  
SOUTH CAROLINA  
FILED  
MAY 12 1974

MORTGAGE

THIS MORTGAGE is made this 11th day of March, 1974, between the Mortgagor, Carlos J. Arboleda and Saul Arboleda (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 Nineteen Thousand Six 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 March 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 of that certain piece, parcel, or lot of land with improvements thereon, being designated as Lot No. 76 on a plat entitled, "Section 3, Chick Springs Subdivision", prepared by Piedmont Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book 4N, Page 51, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots Nos. 76 and 77 and running thence along common line of said lots N 63-47 W 106.9 feet to the joint rear corner of said lots; thence along common line of Lots Nos. 75 and 76 S 20-35 W 135 feet to a point on the northern side of Melvin Cir. Ext.; thence with the northern side of said street S 66-20 E 68 feet to a point near the intersection of said Melvin Cir. Ext. and Darby Court; thence with the intersection of said streets the chord of which is N 70-07 E 36.2 feet; thence continuing along western side of Darby Court N 26-34 E 105 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 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 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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