

GREENVILLE, S.C.  
APR 27 PM '80  
WILSON  
MRSLEY

CB LOAN NO. \_\_\_\_\_

# MORTGAGE

BOOK 1433 PAGE 580

THIS MORTGAGE is made this 1st day of April, 1980, between the Mortgagor, J. Michael Lee and Susan H. Lee (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-Seven Thousand and No/100 (\$67,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010;

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 lot of land with the buildings and improvements thereon, lying and being on the south side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 7 on plat entitled "Map 7" Sugar Creek," as recorded in the RMC Office for Greenville County, S. C. in Plat Book 7C at Page 15, reference is hereby made to said plat for a more complete description thereof.

This is the same property conveyed to the Mortgagors herein by deed of Cothran and Darby Builders, Inc. of even date to be recorded herewith.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
APR 27 1980

which has the address of 303 Sugar Creek Lane, Greer, S. C. 29651,  
[Street] [City]  
[State and Zip Code] (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.

0569

4328 RV-2