

FILED
GREENVILLE CO. S.C.
MAY 27 9 30 AM '72
MORTGAGE

BOOK 1258 PAGE 395

THIS MORTGAGE is made this 27 day of May, 1972
between the Mortgagor, Wendell W. Pace and Winnie B. Pace

and the Mortgagee, Cameron-Krown Company
organized and existing under the laws of North Carolina
is 4300 Six Forks Road, Raleigh, North Carolina

(herein "Borrower"),
a corporation
whose address
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Seven Hundred and No/100 (\$36,700.00)----- 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 December 1, 2002.

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 to accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower hereon contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 20 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 lot of land with the buildings and improvements thereon situate on the west side of Marchant Road near the City of Greenville, Greenville County, South Carolina being shown as Lot 55 on plat of Cambridge Park recorded in the RMC Office for Greenville, S. C. in Plat Book 4-R, Page 11, said lot fronting 80 feet along the west side of Marchant Road running back to a depth of 125 feet on the north side to a depth of 125 feet on the south side and being 80 feet across the rear.

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.