

MORTGAGE

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This form is used in connection with mortgages insured under the new 44-2a-4 program provided by the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: OVE ESRUM AND GUDRUN E. ESRUM

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY

, a corporation, hereinafter organized and existing under the laws of State of North Carolina, 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 Fifty Thousand and No/100 Dollars (\$ 50,000.00).

with interest from date at the rate of eleven and one-half per centum (11-1/2 %) 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 or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Ninety Five and 15/100 Dollars (\$ 495.15) commencing on the first day of September, 1980, 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 August, 2010.

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 certain piece, parcel or lot of land situate, lying and being on the southerly side of Denmark Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 82 on plat entitled Westminster Village, Section II as recorded in the R.M.C. Office for Greenville County in Plat Book 5P, Page 93 and having, according to a more recent survey of property of Craig A. Korver and Sharon K. Korver, dated October 4, 1977, prepared by Heaner Engineering Co., Inc., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Denmark Drive, said pin being the joint front corner of Lots 82 and 83 and running thence with the common line of said lots S. 52-39 E., 170.10 feet to an iron pin, the joint rear corner of Lots 82 and 83; thence S. 43-23 W., 130.49 feet to an iron pin, the joint rear corner of Lots 81 and 82; thence with the common line of said lots N. 39-25 W., 171.43 feet to an iron pin on the southerly side of Denmark Drive; thence with the southerly side of Denmark Drive N. 43-58 E., 91.15 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Craig A. Korver and Sharon K. Korver recorded in the R.M.C. Office for Greenville County on July 23rd, 1980, in Deed Book 1129, Page 694.

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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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