4300 Six Forks Road
Raleigh, N.C. 27609

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, CHARLIE W. SPEARMAN

and ETHEL G. SPEARMAN
Greenville, South Carolina hereinafter called the Mortgagor, sending greetings

WHEREAS, the Mortgagor is well and truly indebted unto

CAMERON-BROWN COMPANY

a corporation organized and existing under the laws of the State of North Carolina hereinafter 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 Thirty-eight thousand four hundred Dollars ($ 38,400.00) with interest thereon from date at the rate of Seven and three-fourths per centum (7.75) per annum until paid, said principal and interest to be payable at the office of Cameron-Brown Company 4300 Six Forks Road Raleigh, N. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Two hundred seventy-five and 11/100 - - - - - - Dollars ($ 275.11) commencing on the first day of March 19 79, 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 February, 2009

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, being shown and designated as Lot 189 on a Plat of Section 1, BELLE MEADE, recorded in the RMC office for Greenville County in Plat Book EE, at Pages 116 and 117. Said lot fronts an aggregate of 128.1 feet on the western side of West Dorchester Blvd., runs back to a depth of 150.0 feet on its northern boundary; runs back to a depth of 110.0 feet along Pine Creek Drive, and has 120.0 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of Paul J. Schasney and Elizabeth T. Schasney, dated January 15, 1979, to be recorded simultaneously herewith.

DOCUMENTARY STAMP TAX 15 36

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining, and all the rents, issues and profits which may arise or be had therefrom, all of which shall be deemed and taken to be fixtures and a part of the realty whether attached or not attached, and all of the foregoing shall be covered by the lien of this mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed in fee simple, that it has good right and lawful authority to sell and convey said premises, that the premises are free and clear of all liens and encumbrances except as otherwise noted herein, and that it will forever warrant and defend all and singular the said 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 it will promptly pay the principal of and interest on the indebtedness evidenced by the note and any other sums as may become due and payable hereunder. Provided, however, that so long as there is no default in the payment of any installment of principal and interest or any other sum payable under the note or under this mortgage, the Mortgagee shall not exercise the option to accelerate the maturity of the unpaid principal balance of the note.