

FILED
GREENVILLE CO. S. C.
JAN 23 3 44 PM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1220 PAGE 606

SOUTH CAROLINA
FHA FORM NO. 2175m
(Rev. March 1971)

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John P. Bruner and Dianna Q. Bruner

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

WHEREAS, the Mortgagor is well and truly indebted unto

NATIONAL HOMES ACCEPTANCE CORPORATION

organized and existing under the laws of the state of Indiana, a corporation 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 Sixteen Thousand Four Hundred and no/100-----Dollars (\$ 16,400.00), with interest from date at the rate of seven per centum (7 %) per annum until paid, said principal and interest being payable at the office of NATIONAL HOMES ACCEPTANCE CORPORATION in Lafayette, Indiana

or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Nine and 22/100-----Dollars (\$ 109.22), commencing on the first day of March, 1972, 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, 2002.

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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as part of Lot 23 and part of Lot 24 on plat of Property of Talmadge E. Underwood and Joyce M. Underwood, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book II, page 187, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southwest intersection of Razor Drive and Woodland Drive (formerly Razor Drive Ext.), and running thence S 18-45 W 110 feet to an iron pin; thence continuing along Razor Drive and through Lot 24 S 24-45 W 167.2 feet to an iron pin; thence N 69-43 W 60.1 feet to an iron pin; thence N 22-53 E 165 feet to an iron pin; thence N 19-46 E 110 feet to an iron pin on Woodland Drive; thence along Woodland Drive S 71-17 E 63.75 feet to an iron pin, the point of beginning.

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 Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein 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; and, provided, further, that in the event the debt is paid in full prior to maturity and

John P. Bruner and Dianna Q. Bruner
Razor Drive
Greenville, S.C.
Plat # 97-3607 Au Fern Book 1410 Pg. 149