

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

JUL 23 9 52 AM '72

MORTGAGE

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

ELIZABETH KIDDLE
P.M.O.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas H. R. Peden, Jr. and Suzanne W Peden of Greenville County, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Wachovia Mortgage Company

a corporation organized and existing under the laws 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 Thousand Seven Hundred and No/100ths Dollars (\$ 30,700:00), 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 Wachovia Mortgage Company in Winston-Salem, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Four and 46/100ths Dollars (\$ 204.46), commencing on the first day of September 19 72, 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, 2002.

NOW, KNOW ALL MEN, That the Mortgagor, in contemplation 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 situate, lying and being at the southwestern corner of the intersection of E. Heathwood Drive and Bedford Drive, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 40 of a subdivision known as Heathwood, plat of which is recorded in the R.M.C. Office for Greenville County, in Flat Book KK at Page 35 and according to said plat has the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of E. Heathwood Drive at the joint front corner of Lots Nos. 40 and 41 and running thence with the southern side of said drive S. 80-06 E., 75 feet to an iron pin at the intersection of said drive and Bedford Drive which intersection is curved, the chord of which is S. 35-06 E., 35.3 feet to an iron pin on the western side of Bedford Drive; running thence with the western side of said Drive S. 9-54 W., 175 feet to an iron pin at the joint corner of Lots Nos. 40 and 39 and running thence N. 80-06 W., 100 feet to an iron pin at the joint rear corner of Lots Nos. 40 and 41; running thence N. 9-54 E., 200 feet to an iron pin, 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 Mortgagor 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