

SOUTH CAROLINA
FHA FORM NO. 2175M
Rev. September 1972

GREENVILLE MORTGAGE
GREENVILLE CO. S. C.

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

JAN 30 9 40 AM '76
CONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: PAUL M. LEONARD

GREENVILLE, SOUTH CAROLINA, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NORTH CAROLINA NATIONAL BANK

THE UNITED STATES WHOSE ADDRESS IS a corporation
organized and existing under the laws of CHARLOTTE, NORTH CAROLINA, HEREIN LENDER
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of FORTY-ONE THOUSAND FOUR HUNDRED FIFTY
AND NO/100-----Dollars (\$ 41,450.00), with interest from date at the rate
of Seven and Three-Fourths per centum (7 3/4 %) per annum until paid, said principal
and interest being payable at the office of C. DOUGLAS WILSON & CO.
in Greenville, South Carolina
or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED
NINETY-SEVEN AND 20/100-----Dollars (\$ 297.20).
commencing on the first day of MARCH 19 76 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, 2006

NOT KNOWN 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 Mort-
gagor 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, with all improvements
thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville and being shown
as Lot No. 35 on plat of Del Norte Estates, recorded in the R.M.C.
Office for Greenville County, in Plat Book 3W, Page 32 and having,
according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Great Glenn Road
at the joint front corner of Lots 34 and 35 and runs thence with the
common line of said lots N. 82-25 W. 127.9 feet to a point in the
center of Gilbert Branch; thence with the center of the branch as the
line, the traverse line of which is N. 6-24 E. 114.6 feet to a point;
thence S. 68-25 E. 145 feet to an iron pin on the westerly side of
Great Glenn Road; thence with said Road S. 15-00 W. 80 feet to the
point of beginning.

IT is agreed that the carpet and all drapes and curtains and rods are
considered a part of the real property by all parties.

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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.

0319

4328 RV-2