

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

APR 17 12 37 PM '76
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

FILED
GREENVILLE CO. S. C.
APR 30 9 40 PM '76
DONNIE S. TANKERSLEY
R.H.C.

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VARDREY EDWARD FLEMING and

OLEANTHEAN O. FLEMING
Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto **South Carolina National Bank**

, a corporation organized and existing under the laws of the United States of America, 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 **Eight & Three-fourths** per centum (8-3/4 %) per annum until paid, said principal and interest being payable at the office of **South Carolina National Bank, Post Office Box 168** in **Columbia, South Carolina** or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred, Twenty-nine and 07/100** Dollars (\$129.07), commencing on the first day of **June**, 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 **May, 2006**

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 on the southern corner of Dixie Avenue and Elletson Drive in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 5 on Plat of Property of H. S. Bates, as revised, at Plat Book DD, Page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southern corner of the intersection of Dixie Avenue and Elletson Drive and running thence with the southwestern side of Elletson Drive, S. 41-58 E. 60.25 feet to an iron pin, corner of Lot 4; thence with the line of said lot, S. 43-12 W. 129.98 feet to an iron pin in line of Lot 6; thence with the line of said lot, N. 43-40 W. 60.06 feet to an iron pin on the southeastern side of Dixie Avenue; thence with said Avenue, N. 43-12 E. 131.8 feet to the 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.

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