

SOUTH CAROLINA
FHA FORM NO. 2125M
(Rev. September 1972)

12 of 111
MORTGAGE
R.H.D.

This instrument is in connection with a mortgage loan made under the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES G. BALLEW, JR. and KATHY B. BALLEW of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **NORTH CAROLINA NATIONAL BANK**, a corporation organized and existing under the laws of the United States, whose address is Charlotte, North Carolina, herein lender

XXXXXXXXXX
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 -----**NINETEEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100**----- Dollars (\$19,850.00), with interest from date at the rate of **eight and one-half** ----- per centum (**8 1/2** %) per annum until paid, said principal and interest being payable at the office of **C. Douglas Wilson & Co.** in Greenville, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of -----**One Hundred Fifty-two and 65/100**----- Dollars (\$152.65), commencing on the first day of **July**, 1976, 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 **June**, 2006

NOT KNOR 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

State of South Carolina: in the Town of Simpsonville, being known and designated as Lot No. 37 on plat of HUNTERS ACRES, as shown by plat thereof recorded in Plat Book 88 at page 51, and having according to a recent survey entitled "Charles G., Jr. and Kathy B. Ballew", prepared by J. L. Montgomery, R.L.S., dated May 18, 1976, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the Northwesterly edge of Pine Lane at the joint front corner of Lots Nos. 36 and 37 and running thence with the joint line of said lots, N. 67-30 W., 241.5 feet to an iron pin; thence continuing N. 67-30 W., 15 feet to a point in center of branch; thence with the center line of branch, the meanders of which are N. 6-28 E., 83.7 feet to a point at the joint rear corner of Lots Nos. 37 and 38; thence with the joint line of said lots S. 67-30 E., 12 feet to an old iron pin; thence continuing with the joint line of said lots S. 67-30 E., 264.5 feet to an old iron pin on the Northwesterly edge of Pine Lane S. 22-30 W., 80.0 feet to the beginning corner. Being the same property conveyed to the mortgagors herein by deed of even date to be recorded.



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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