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BOOK 1393 PAGE 213

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

MORTGAGE

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

North Carolina National
Bank
P. O. Box 10338
Charlotte, N. C. 28237

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William L. Buchanan and Lillian H. Buchanan

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

North Carolina National Bank

, a corporation
hereinafter

organized and existing under the laws of the United States
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 Twenty-Six Thousand Eight Hundred Fifty and 00/100-----Dollars (\$26,850.00), with interest from date at the rate of eight per centum (-----8%) per annum until paid, said principal and interest being payable at the office of NBNC Mortgage Corporation, P. O. Box 10338, in Charlotte, North Carolina 28237

or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Ninety-Seven and 08/100 (197.08)-----Dollars (\$ 197.08), commencing on the first day of May, 1977, 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 April, 2007.

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 lying in the State of South Carolina, Greenville County, located on the southeastern side of Old Dunham Bridge Road, being shown and designated as the second of three lots on a plat of the property of Holloway Construction Company dated March 21, 1972, prepared by Campbell and Clarkson Surveyors, Inc., and being further shown on a more recent plat entitled Property of William L. Buchanan and Lillian H. Buchanan, dated March 30, 1977, prepared by Campbell and Clarkson Surveyors, Inc., recorded in the R.M.C. Office for Greenville County, in Plat Book 6-B, at Page 33, and having the following courses and distances to-wit:

BEGINNING at an iron pin on the southeastern side of Old Dunham Bridge Road, said iron pin being the joint front corner of the within property and property now and formerly owned by Raphael W. Strickland, and running thence with the common line of said lots S. 64-15 E. 202 feet to an iron pin on the joint rear corner of said lots; thence running S. 4-59 W. 112 feet to an iron pin at the joint rear corner of the within lot and property now and formerly owned by Carter; thence running with a common line of said lots N. 63-07 W. 241.4 feet to an iron pin on the southeastern side of Old Dunham Bridge Road; thence running along the southeastern side of Old Dunham Bridge Road N. 25-45 E. 100 feet to an iron pin, the point of beginning. (CONTINUED

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.

ON BACK SIDE)

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