

SOUTH CAROLINA GREENVILLE CO. S. C. **MORTGAGE**
FHA FORM NO. 2175M
(Rev. September 1976)

N. C. N. B. Loan No. 12-072499

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

FILED 11 16 1977
DONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:
FILED 11 04 1977
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONNIE S. TANKERSLEY R.M.C.

Thomas Keith Hudgins, of Greenville, South Carolina, 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, 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 Twenty-eight Thousand Seven Hundred and Eight Dollars (\$28,700.00), with interest from date at the rate of 8 per centum (8%) per annum until paid, said principal and interest being payable at the office of N. C. N. B. Mortgage Corporation in Charlotte, North Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Ten and 66/100ths Dollars (\$210.66), commencing on the first day of April, 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 March, 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 piece, parcel or lot of land situate lying and being in the State of South Carolina, on the Southwesterly side of Green Meadow Lane, being shown as Lot 7, on a plat of North Meadow Heights, as recorded in the RMC Office for Greenville County in Plat Book W, at Page 183, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwesterly side of Green Meadow Lane at a point 160 feet northwest of the Southwesterly intersection of Green Meadow Lane and Camp Road, said pin being the joint front corner of Lots Nos. 7 and 8, and running thence along the joint line of said lots, S. 47-23 W. 187.5 feet to an iron pin on the line of Lot 14, thence along the line of Lots 14 and 15, N. 39-40 W. 86.7 feet to an iron pin, the joint rear corner of Lots 7, 15, 17, and 18; running thence along the line of Lots 18 and 6, N. 52-37 E. 193 feet to an iron pin on the southwesterly side of Green Meadow Lane, said pin being the joint corner of Lots 6 and 7; running thence along the Southwesterly side of Green Meadow Lane, S. 35-01E. 70 feet to the point of beginning.

DERIVATION: This is the same property conveyed to mortgagor herein by deed of John David Trexler and Sandra G. Trexler dated February 25, 1977, said deed being recorded in the RMC Office for Greenville County on February 28, 1977 in Deed Book 1051, Page 747.

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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