

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

MORTGAGE

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

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mendal A. Smith and Karen S. Smith of
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, N. C., hereinafter
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 --Twenty Five Thousand Seven Hundred and
No/100----- Dollars (\$ 25,700.00-----), 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 NCNB Mortgage Corporation
in Charlotte, N. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of -----
--One Hundred Eighty Eight and 64/100----- Dollars (\$ 188.64-----),
commencing on the first day of June, 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 May, 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 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 lot of land with the buildings and improvements thereon situate on
the northeast side of Sellwood Circle in the Town of Simpsonville, Austin
Township, Greenville County, South Carolina, being shown as Lot 218 on plat
of Section III of Westwood Subdivision, recorded in the RMC Office for
Greenville County in Plat Book 4-N, Page 30, and being more particularly
described in accordance with a plat prepared by R. B. Bruce, RLS, dated
April 14, 1977, and having, according to said plats, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Sellwood Circle at the
joint corner of Lots 218 and 219, and running thence along the line of Lot 219
N. 20-41 E. 141.3 feet to an iron pin; thence along the line of Lots 216
and 217 S. 89-39 W. 169 feet to an iron pin on the northeast side of Sell-
wood Circle; thence along Sellwood Circle S. 22-30 E. 40.3 feet to an iron
pin; thence continuing along Sellwood Circle S. 47-47 E. 140 feet to the
beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Walter
L. Gunnells and Sandra C. Gunnells dated April 20, 1977, and to be recorded
of even date herewith.

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.

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