

Panstone Mortgage Service, Inc
P.O. Box 10007 Federal Station
Greenville, S.C. 29603

MORTGAGE

1404
This form is used in connection with mortgages insured under the new title insurance provisions of the National Housing Act.

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
13 2 27 1977

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald E. Gray

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

WHEREAS, the Mortgagor is well and truly indebted unto Panstone Mortgage Services, Inc.

a corporation organized and existing under the laws of Georgia 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 **Thirteen Thousand Fifty and No/100** Dollars (\$ 13,050.00), 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 **Panstone Mortgage Services, Inc.** in **Greenville, South Carolina**

or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Thirteen and 27/100** Dollars (\$ 113.27), commencing on the first day of **August**, 19 77, 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 **July**, 1997.

NOT KNOWN 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:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of 21st Street in Judson Mills No. 2 Village, being shown and designated as Lot 13, Block G on a plat of Judson Mills No. 2, which plat is recorded in the RMC Office for Greenville County in Plat Book K-1 & 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwesterly corner of the intersection of 21st Street and 7th Avenue and running thence with 21st Street, N.86-51 W. 120.1 feet to an iron pin, joint corner of Lots 13 and 14; thence with the line of Lot 14, S.01-47 W. 48.1 feet to an iron pin, joint rear corner of Lots 12 and 13; thence with the line of Lot 12, S.88-13 E. 120 feet to an iron pin on the westerly side of 7th Avenue; thence with 7th Avenue, N.01-27 E. 45.4 feet to the point of beginning.

THIS being the same property as that conveyed to James W. Skelton by deed of Bessie Porter recorded in the R.M.C. Office for Greenville County in Deed Book 1058 at page 411 on June 13, 1977.

This being the same property as shown on plat of Donald E. Gray and being recorded in Plat Book 6-F at Page 92 in the R.M.C. Office for Greenville County.

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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