

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

MORTGAGE

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

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } S.S.:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry D. Davis and Lynn S. Davis
Greenville, South Carolina } of
415 Bera Forest Circle Greenville, SC. 29605 } hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank

, a corporation
organized and existing under the laws of South Carolina, 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 **Thirty-one Thousand Four Hundred Fifty and
NO/100ths** Dollars (\$31,450.00), 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 **South Carolina National Bank**
in **Greenville, South Carolina**

or at such other place as the holder of the note may designate in writing, in monthly installments of **Two Hundred
Forty-One and 85/100ths** Dollars (\$ 241.85),
commencing on the first day of **October**, 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 **September, 2007**.

NOT, 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 certain piece, parcel or lot of land, with all improvements thereon, situate,
lying and being in the State of South Carolina, County of Greenville, and being shown
as Lot No. 87, Berea Forest, Section II, on Plat recorded in the R.M.C. Office for
Greenville County, South Carolina, in Plat Book 4N, at Pages 76 and 77 and fronting
on Berea Forest Circle, and having, according to said plat, the following courses and
distances, to-wit:

BEGINNING at a point on the edge of Berea Forest Circle, joint front corner of Lots
Nos. 87 and 86 and running with said road, N. 29-05 W. 90 feet to a point, joint
front corner of Lots Nos. 88 and 87; thence N. 60-55 E. 130 feet to a point; thence
S. 29-05 E. 90 feet to a point; thence S. 60-55 W. 130 feet to a point, the point of
beginning.

DERIVATION: This being that property conveyed to Mortgagor by deed of Mortgage Guaranty
Insurance Company dated August 25, 1977, and recorded concurrently herewith.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan
secured by this instrument under the provisions of the Servicemen's Readjustment Act
of 1944, as amended, within sixty days from the date the loan would normally become
eligible for such guaranty, the mortgagee may, at its option, declare all sums secured
hereby immediately due and payable.

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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