

GREENVILLE CO. S. C.

SEP 23 4 10 PM '77

1410 CASE 748 SOUTH CAROLINA

DANNIE S. TAYLOR R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: Ronald Duane Langham

of Greenville, S. C. , hereinafter called the Mortgagor, is indebted to

NCNB Mortgage South, Inc.

, a corporation organized and existing under the laws of South Carolina , hereinafter called 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-seven Thousand Nine Hundred Fifty and No/100 Dollars (\$ 27,950.00), with interest from date at the rate of eight & one-half per centum (8 1/2%) per annum until paid, said principal and interest being payable at the office of NCNB Mortgage Corporation in Charlotte, North Carolina , or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Two Hundred Fourteen and 94/100 Dollars (\$ 214.94), commencing on the first day of November , 1977 , and continuing 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 October , 2007 .

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville , State of South Carolina;

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of McMakin Drive, near the City of Greenville, S. C., being known and designated as Lot No. 28 and the westerly portion of Lot No. 27 on a plat of Duke-land Park as recorded in the RMC Office for Greenville County, S. C., in Plat Book J, page 220 and 221 and having, according to a more recent survey entitled "Property of Ronald Duane Langham" prepared by Campbell & Clarkson Surveyors, Inc., dated September 6, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of McMakin Drive, said pin being the joint front corner of Lots 28 and 29 and running thence with the common line of said lots N 8-28 E 150 feet to an iron pin, the joint rear corner of Lots 28 and 29; thence S 81-32 E 75 feet to an iron pin in line of Lot 27; thence on a line through Lot 27 S 1-00 E 152 feet to an iron pin on the northerly side of McMakin Drive; thence with the northerly side of McMakin Drive N 81-32 W 100 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Robert Raymond Lea dated September 23, 1977, and recorded on September 23, 1977, in the RMC Office for Greenville County, S. C., in Deed Book 1065, page 380 .

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

** Should the Veterans Administration fail or refuse to issue it 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.

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