

MORTGAGE

SEP 26 4 40 PM '77

RONALD S. TANKERSLEY
R.M.C.

South Carolina National
Bank - P. O. Box 168
Columbia, S. C. 29202

This form is used in connection
with mortgages insured under the
new 40-year maturity provisions of
the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

BOOK 1410 PAGE 991

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Arthur Paden, Jr. and Margaret Paden,**
of
Greenville County, South Carolina 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 **United States of America**, 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 Six Thousand Two Hundred and**
00/100 - - - - - Dollars (\$ **26,200.00**), 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**
P. O. Box 168 in **Columbia, South Carolina 29202**
or at such other place as the holder of the note may designate in writing, in monthly installments of **Two**
Hundred One and 48/100 - - - - - Dollars (\$ **201.48**),
commencing on the first day of **November**, 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 **October, 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 and lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Bird Court, and being known and designated as Lot No. 17 according to a plat of Whipporwill Hills, Section 2, prepared by Carolina Surveying Company, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R at Page 39, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bird Court at the joint front corner of Lots 16 and 17 and thence with the common line of said lots, S. 89-58 E. 195.7 feet to an iron pin at the joint corner of Lots 16, 17, 18 and 19; thence with the common line of Lots 17 and 18, S. 1-22 W. 153 feet to an iron pin on the northern side of Bane Road at the joint corner of Lots 17 and 18; thence with the northern side of Bane Road, N. 82-33 W. 123 feet to a point on said Road; thence continuing with said Road, N. 78-15 W. 75.4 feet to a point near the intersection of Bane Road and Bird Court; thence with the curve of the intersection of Bane Road and Bird Court, the chord of which is N. 32-19 W., 34.8 feet to a point on the eastern side of Bird Court; thence with the eastern side of Bird Court, N.13-36 E. 95 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from A. J. Prince Builders, Inc. recorded September 26, 1977.

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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