

MORTGAGE

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THIS INSTRUMENT IS SUBJECT TO THE
RECORDING ACTS OF THE STATE OF
SOUTH CAROLINA AND THE
NATIONAL FIRE INSURANCE ACT.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

21 Jan 1978

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Milford J. Bailey and Lillian G. Bailey**

Greenville County, South Carolina

hereinafter called the Mortgagor, sends greetings.

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

organized and existing under the laws of **the State 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 **Twenty-Three Thousand Seven Hundred Fifty and No/100-----** Dollars is **23,750.00** with interest from date at the rate of **eight and one-half-----** per centum is **8-1/2** per annum until paid, said principal and interest being payable at the office of **Panstone Mortgage Service, Inc., 230 Peachtree St. - Suite 1511** in **Atlanta, Georgia 30303** or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Eight-Two and 64/100-----** Dollars is **182.64** commencing on the first day of **February** 19 **78** 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 **January** 2008.

NOT KNOR ALL MEN, That the Mortgagor, in consideration of the amount said 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 as lately 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the west side of Terrace Road and being known and designated as Lot No. 23 on a plat of Addition to Coleman Heights Subdivision recorded in the RMC Office for Greenville County in Plat Book RR at Page 161 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property as that conveyed to the Mortgagors herein by deed from Randall W. Wilson and Mildred C. Wilson recorded in the RMC Office for Greenville County on December 21, 1977.

The mailing address of the Mortgagee herein is 230 Peachtree St.-Suite 1511, Atlanta, Georgia 30303.

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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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