

**MORTGAGE**

1420 038

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

STATE OF SOUTH CAROLINA;  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, JIMMY P. SLOAN

Greenville, S. C. hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Investment Co., Inc.

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 incorporated herein by reference, in the principal sum of Nineteen Thousand, Four Hundred and no/100 - - - - - Dollars (\$ 19,400.00 ), 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 Carolina National Mortgage Investment Co., Inc. in Charleston, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred, Sixty Eight and 39/100 - - - - - Dollars (\$ 168.39 ), commencing on the first day of March, 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 February, 1998.

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 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 Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being on the South side of West Earle Street, in the City of Greenville, County and State aforesaid being shown as Lot M on Map 5, on plat of Mountain City Land and Improvements Co., recorded in the RMC Office for Greenville County in Deed Book WW at Page 605 and having according to a recent survey entitled "Property of Jimmy P. Sloan" prepared by Dalton & Neves Co., Engineers, in November, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of West Earle Street at a point 270.95 N. 84-30W. from the intersection on the south side of said street with the west side of Wilton Street; thence along the common line of Lots M and N, S. 5-30 W. 200 feet to an iron pin; thence N. 84-30 W. 54.3 feet to an iron pin; thence N. 5-30 E. 200 feet to an iron pin on the south side of said West Earle Street; thence with said street as the line, S. 84-30 E. 54.3 feet to point of beginning.

Being the identical property conveyed to the Mortgagor by deed of William M. Landreth and Mary B. Staton of even date to be recorded 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 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.

Handwritten notes and signatures on the left margin, including "COCT" and "73".

Vertical stamp on the right margin: 0930

Vertical stamp on the right margin: 4328 RV-2