

P. O. Box 21547
Columbia, S. C. 29221

BOOK 1431 PAGE 227

MORTGAGE

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

FILLED
GREENVILLE CO. S. C.

MAY 12 1 19 PM '78
J. S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JONATHAN E. ROCHESTER and TERESA C. ROCHESTER of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto PANSTONE MORTGAGE SERVICE, INC.

, a corporation
organized and existing under the laws of Georgia, 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 EIGHTEEN THOUSAND AND NO/100 -----
-----Dollars (\$ 18,000.00), with interest from date at the rate
of Eight and Three-Fourths per centum (8.75 %) per annum until paid, said principal
and interest being payable at the office of PANSTONE MORTGAGE SERVICE, INC.
in Atlanta, Georgia

or at such other place as the holder of the note may designate in writing, in monthly installments of One
Hundred Forty-One and 66/100 ----- Dollars (\$ 141.66),
commencing on the first day of July, 1978, 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 June, 2008

NOW, 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 piece, parcel or lot of land in Gantt Township, County and
State aforesaid, known and designated as Lot No. 75 according to plat
of property of Woodfields, Inc., a subdivision located on the Southwest
side of the Augusta Road, having the following metes and bounds,
according to plat made by Dalton & Neves, Engrs., March 1947, recorded
in the RMC Office for Greenville County in Plat Book "S", at
Page 7.

BEGINNING at an iron pin on the northwest side of the Ridgeway Drive,
joint front corner of Lot No. 74 and running thence along Ridgeway
Drive N. 44-09 East 70 feet to iron pin, joint front corner of Lot 76;
thence with line of Lot No. 76, N. 45-51 West 224.1 feet to an iron pin;
thence S. 40-50 West 70 feet to an iron pin, joint rear corner of Lot
74; thence with line of Lot No. 74, S. 45-51 East 219.5 feet to the
point of beginning.

This being the same property conveyed to the mortgagors herein by deed
of Alma T. Martin, dated May 11, 1978, which deed is of record in the
Office of the R.M.C. for Greenville County, South Carolina in Deed
Book 1079 at Page 61.

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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