

Mortgagee's Address: P. O. Box 10338, Charlotte, N. C. 28237

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1972)

FILED
GREENVILLE MORTGAGE

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

STATE OF SOUTH CAROLINA } THE S. TANNER SLOTT
COUNTY OF GREENVILLE } ss: R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TREVOR L. PRICE AND BECKI W. PRICE of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NCNB MORTGAGE SOUTH, 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 --Thirty Three Thousand Nine Hundred and No/100 -- Dollars (\$ 33,900.00 -----), with interest from date at the rate of Nine ----- per centum (---9----- %) per annum until paid, said principal and interest being payable at the office of NCNB Mortgage Corporation, P. O. Box 10338 in Charlotte, N. C. 28237

or at such other place as the holder of the note may designate in writing, in monthly installments of according to Schedule A attached ----- Dollars (\$ -----), commencing on the first day of August, 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 July 2008. Deferred interest shall be added to the principal balance monthly. The maximum aggregate amount by which said deferred interest shall increase the principal is \$1,476.69.

NOV, 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 piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, being shown and designated as Lot 28 on a plat of Eastdale Development, said plat being recorded in Plat Book YY, at Pages 118 and 119 in the RMC Office for Greenville County, and being more particularly described in accordance with a more recent plat entitled "Property of Trevor L. and Becki W. Price" dated July 1, 1978, prepared by T. H. Walker, Jr., RLS, to-wit:

BEGINNING at a point in the edge of Central Avenue, said point being the joint front corner of Lots 28 and 29 and running thence along the joint property line of Lot 29 S. 62-38 E. 170.1 feet to a point, said point being the joint rear corner of Lots 28 and 29; thence S. 26-50 1/2 W. 69 feet to a point; thence S. 28-11 W. 32.33 feet to the joint rear corner of Lot 27; thence along the joint property line of Lot 27 N. 62-08 1/2 W. 177.68 feet to a point, said point being the joint front corner with Lot 27; and running thence along the edge of Central Avenue N. 31-37 E. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Ben F. Morrow and Ruth J. Morrow dated July 1, 1978, and to be recorded of even date herewith.

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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