

GREENVILLE CO. S.C.
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MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BILLY HUGH GRUMBLES

of
, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation
, hereinafter
organized and existing under the laws of **State of Georgia**
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 NINE THOUSAND NINE HUNDRED FIFTY AND NO/100** ----- Dollars (\$ **29,950.00**), with interest from date at the rate of **Nine and One-Half** per centum (**9 1/2** %) per annum until paid, said principal and interest being payable at the office of **Panstone Mortgage Service, Inc., 1011 W. Peachtree St., P.O. Box 54098** in **Atlanta, Georgia**
or at such other place as the holder of the note may designate in writing, in monthly installments of **TWO HUNDRED FIFTY ONE AND 88/100** ----- Dollars (\$ **251.88**), commencing on the first day of **October** , 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 **September** , 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 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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as .80 acres, more or less, as shown on a plat entitled "Property of Robert L. Phillips" dated September 21, 1971, of record in the Office of the RMC for Greenville County in Plat Book 4L at Page 75 and by a more recent survey entitled "Property of Billy Hugh Grumbles" prepared by W.R. Williams, Jr., Surveyor, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an old spike in the center of Rutledge Lake Road approximately 1440 feet from the intersection of Hunts Bridge Road and running thence with the center line of Rutledge Lake Road, N. 51-26 E., 170.3 feet to a nail and cap; thence continuing with center line of said road, N. 57-00 E., 200.0 feet to an old nail and cap in the center of said road; thence turning and running along property of Tranoco, Inc., S. 2-10 W., 239.4 feet to an iron pin, joint corner with property of Tranoco, Inc. and Gibson; thence turning and running along property of Gibson, N. 85-15 W., 293.3 feet to the point of beginning.

THIS being the identical premises conveyed to the mortgagor by Deed of Robert L. Phillips and Sandra O. Phillips dated August 25, 1978 recorded August 28, 1978 in Deed Book 1086 at Page 202 in the RMC Office for Greenville County.

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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