

GREENVILLE CO. S.C.

1442-932

MORTGAGE

This instrument is a mortgage with mortgage insurance under the terms of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, **CARL E. RICHMOND and BETTY A. RICHMOND**

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 **Atlanta, 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 **THIRTY THOUSAND, SIX HUNDRED and No/100** Dollars (\$ **30,600.00**), with interest from date at the rate of **Nine and one-half** per centum (**9.5** %) per annum until paid, said principal and interest being payable at the office of **Panstone Mortgage Service, Inc., 1011 W. Peachtree Street N.W., P.O.Box 54098** in **Atlanta, Georgia 30308** or at such other place as the holder of the note may designate in writing, in monthly installments of **TWO HUNDRED AND FIFTY SEVEN and 35/100** Dollars (\$ **257.35**), 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 State of South Carolina, County of Greenville, on the south side of Drayton Drive, Chick Springs Township, and being known and designated as Lot No. 26 of the FLEMING HEIGHTS property as shown on plat prepared by Robert Jordan, Surveyor, dated September 27, 1957, and which plat has been recorded in the RMC Office for Greenville County in Plat Book KK at Page 113, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Drayton Drive, at the joint front corner of Lots Nos. 26 and 27, and running thence along the south side of Drayton Drive, S. 89-25 E. 102.8 feet to an iron pin at the joint front corner of Lots 25 and 26; thence running along the common line of said lots, S. 0-35 W. 234.0 feet to an iron pin; thence running S. 65-25 W. 113.8 feet to an iron pin at the joint rear corner of Lots Nos. 26 and 30; thence running along the common line of Lots Nos. 26, 27 and 30, N. 0-35 E. 282.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Mary Alice E. Burrell Campbell, dated August 31, 1978, to be recorded simultaneously 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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