

Mortgagee's Address: P. O. Box 34069, Charlotte, N. C. 28234

GREENVILLE CO. S. C.

1444 850

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

21 3 01 MORTGAGE

DONNE S. TANTONLEY
N.C.C.

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, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Danny W. Adair and Vanessa R. Adair 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 --Twenty Six Thousand Nine Hundred Fifty and No/100 ----- Dollars (\$ 26,950.00 -----), 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 NCNB Mortgage Corporation, P. O. Box 34069 in Charlotte, N. C. 28234

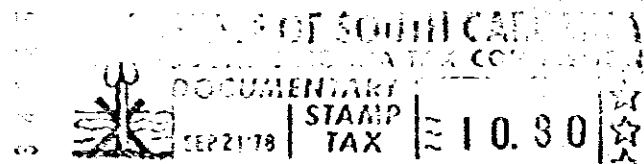
or at such other place as the holder of the note may designate in writing, in monthly installments of ----- --according to Schedule A attached ----- Dollars (\$ -----), commencing on the first day of November, 1978, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 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 \$115.55.

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 lot of land in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, being known and designated as Lot No. 24 on a plat of SUNSET HEIGHTS Subdivision, recorded in the RMC Office for Greenville County in Plat Book 00, at Page 314 and having, according to a more recent survey prepared by J. L. Montgomery, III, RLS, entitled "Danny W. Adair" dated September 19, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Alice Street, joint front corner of Lot No. 25 and running thence along the line of Lot No. 25 N. 20-30 W. 215.34 feet to an iron pin; thence along the line of Lot No. 21 S. 70-00 W. 95 feet to an iron pin; thence along the line of Lot No. 23 S. 17-10 E. 185.18 feet to an iron pin on the northerly side of Alice Street; thence along the northerly side of said Street N. 86-02 E. 110 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Billy J. Owens and Joyce B. Owens dated September 20, 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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