

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Steve L. Rivenbark and Gloria L. Moon

Greenville County, South Carolina

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Panstone Mortgage Service, Inc.

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 incorporated herein by reference, in the principal sum of TWENTY NINE THOUSAND THREE HUNDRED FIFTY AND NO/100 Dollars (\$ 29,350.00), with interest from date at the rate of nine and one half per centum (9.50 %) per annum until paid, said principal and interest being payable at the office of Panstone Mortgage Service, Inc. 1011 W. Peachtree St. NW 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 according to Schedule A attached commencing on the first day of December, 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 November, 2008. Deferred interest shall be added to the principal balance monthly. The maximum aggregate amount of

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 State of South Carolina:

ALL that lot of land with the buildings and improvements thereon situate on the east side of Cheyenne Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 272 on plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Cheyenne Drive at the joint corner of Lots 271 and 272 and runs thence along the line of Lot 271 S. 82 - 57 E. 143.7 feet to an iron pin; thence along the line of Lots 269 and 268 S. 2 - 32 W. 82.5 feet to an iron pin; thence along the line of Lot 273 N. 84 - 23 W. 150 feet to an iron pin on the east side of Cheyenne Drive; thence along Cheyenne Drive N. 6 - 53 E. 86 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by Deed of Ralph G. Hall, Jr. and Verna W. Hall recorded October 10, 1978 in Deed Book 1089 at Page 601 in the RMC Office for Greenville County.

** by which said deferred interest shall increase the principal is \$1,454.00

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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