

MORTGAGE

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

FILED
GREENVILLE CO. S. C.
OCT 24 10 30 AM '78
STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Vernoy Kennedy

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 Ten Thousand One Hundred Fifty - - - - - Dollars (\$ 10,150.00 - - - - -), with interest from date at the rate of nine and one-half per centum (9½ %) per annum until paid, said principal and interest being payable at the office of NCNB Mortgage South, Inc.

in Charlotte, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Eighty-five and 37/100 - - - - - Dollars (\$85.37 /), 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.

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 certain lot of land, situate, lying and being on the east side of Maco Street, being known and designated as Lot No. 2 of the property of Central Realty Corporation, according to plat of said property recorded in the R.M.C. Office for said Greenville County in Plat Book "B" at Page 105, which property is in the City limits of the City of Greenville, County of Greenville, State of South Carolina, and has the following metes and bounds according to said plat:

Beginning at a point on Maco Street at the joint corner of Lots No. 1 and 2, which said point is 51.2 feet from the intersection of Zara Street and Maco Street, and running thence along the east side of said Maco Street, S 36-10 E 50.7 feet to a point which is the joint corner of Lots No. 2 and 3 of said property; thence running along the joint line of said Lots No. 2 and 3 N 64-30 E 124 feet to the point which is the joint rear corner of said Lots No. 2 and 3; thence N 25-30 W 50 feet to a point which is the joint rear corner of Lots No. 2 and 1; thence along the joint line of said lots No. 2 and 1 S 64-20 W 133.3 feet to the point of beginning, joint corner of Lots No. 1 and 2 on the east side of Maco Street.

This is the same property conveyed to Vernoy Kennedy by Frank P. McGowan, Jr., as Master dated and recorded October 24, 1978 in Deed Book at Page .

RECORDED
STAMP TAX 04.33

Together with all and singular the rights, members, appurtenances, 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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