

GREENVILLE CO. S.C.
21 10 1978
NBNC Mortgage South, Inc.
P.O. Box 10068
Greenville, S.C. 29603

BOOK 1483 PAGE 615

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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James M. Butler and Gertrude D. Butler 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 in-
corporated herein by reference, in the principal sum of Fifteen Thousand Seven Hundred and
No/100----- Dollars (\$ 15,700.00), 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 South, Inc.
in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of One
Hundred Thirty-Two and 04/100-----Dollars (\$ 132.04),
commencing on the first day of February, 1979, 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 January, 2009.

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 Mort-
gagor 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 piece, parcel or lot of land with the buildings and
improvements thereon in Gantt Township, County of Greenville, State of
South Carolina, being known and designated as Lot No. 123 on Plat of
Augusta Acres, Property of Marsmen, Inc., said plat being recorded in
the RMC Office for Greenville County, S.C. in Plat Book S, Page 201,
and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the North side of Meadors Avenue, at the
joint front corner of lots nos. 123 and 124 and running thence along
the line of lot no. 124, N. 8-16 W., 226 feet to an iron pin; thence
S. 72-06 W., 101.2 feet to an iron pin; thence along the line of lot
no. 122, S. 8-16 E. 208.7 feet to an iron pin on the North side of
Meadors Avenue; thence along Meadors Avenue, N. 81-44 E., 100 feet to
the beginning corner.

THIS is the same property conveyed to Gertrude D. Butler by deed of
Walter James Werner as recorded in the RMC Office for Greenville
County, S.C. in Deed Book 1094 at Page 70, on December 20,
1978; and to James M. Butler by deed of Gertrude D. Butler as re-
corded in Deed Book 1094 at Page 148, on December 21, 1978
in the RMC Office for Greenville County, S.C..

For a more recent survey see Plat Book 64 at Page 26.
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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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.