

3028 1433 PAGE 738

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: William D. Morgan and Joyce W. Morgan
of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Panstone Mortgage Service, Inc.

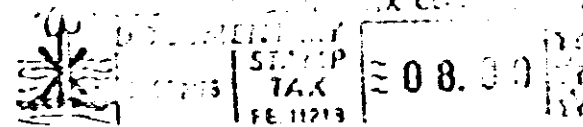
, a corporation
, hereinafter
organized and existing under the laws of Georgia
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Thousand and no/100ths
Dollars (\$ 20,000.00), 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 Panstone Mortgage Service, Inc., 1011 West Peachtree
Street NW, 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 One Hundred
Sixty-eight and 17/100ths Dollars (\$ 168.17),
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

NOT, 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near the corporate limits of the City of Greenville, being known and designated as Lot 10, Block G of a plat of property of Furman Investment Company prepared by C. M. Furman, Jr., Engineer, July 1923 and recorded in the RMC Office for Greenville County in Plat Book F, Pages 159-160 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Mauldin Street, joint front corner of Lots 10 and 11 and running thence with the joint line of said Lots, S 52-20 W 148.37 feet to an iron pin, the joint rear corner of Lots 10 and 11; thence along the rear line of Lot 10, N 41-0 W 52.06 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence along the joint line of said Lots N 52-20 E 150.80 feet to an iron pin on the southwestern side of said Mauldin Street; thence along the southwestern side of Mauldin Street, S 37-40 E 52 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of James W. Jackson as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1094, Page 212, on December 22, 1978.



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.

0736

4328 RV-2