

FEB 8 2 49 PM '79

CONNIE S. TANKERSLEY  
R.M.C.FILED  
GREENVILLE, S.C. MORTGAGE

FEB 15 4 49 PM '79

1457 106

This instrument is subject to the provisions of the National Housing Act.

BOOK 1457 PAGE 630

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLECONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JEAN M. EVANS

Taylors, South Carolina

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NCNB Mortgage Corporation

organized and existing under the laws of the State of North 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-Seven Thousand Four Hundred Fifty and No/100 Dollars (\$ 27,450.00 ), 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 Corporation in Charlotte, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Thirty and 86/100 Dollars (\$ 230.86 ), commencing on the first day of April, 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 March, 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 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 these certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, on the northeasterly side of Kerry Court, being Lot No. 53 and a part of Lot No. 52 on plat of Section No. 3, Chick Springs, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Page 51, and being shown on more recent plat entitled "Property of Jean M. Evans", prepared by R. B. Bruce, RLS, 1 February 1979, and having, according to said plat, the following metes and bounds, to wit:  
BEGINNING at an iron pin on the northeasterly side of Kerry Court, joint front corner of Lots Nos. 53 and 54, and running thence N. 67-50 E. 160 feet to a point; running thence with line of Lot No. 56, N. 83-24 E. 60 feet to a point; thence S. 5-38 W. 89.93 feet to a point; thence S. 83-14 W. 100.1 feet to a point in line of Lots Nos. 52 and 53; thence on a new line through Lot No. 52, S. 60-46 W. 15.4 feet to a point at edge of a concrete drive; thence S. 77-14 W. 45 feet to a point on Kerry Court; thence with Kerry Court, N. 10-47 E. 11.1 feet to the joint front corner of Lots Nos. 52 and 53; thence still with Kerry Court N. 52-08 W. 50 feet to a point; thence still with Kerry Court, N. 22-10 W. 10 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of James A. Trammell, Inc., dated 6 February 1979, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 34069, Charlotte, North Carolina 28234.

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 whatsoever 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 payment.

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