

FILED
GREENVILLE CO. S. C.
MAR 13 3 25 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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MAR 27 3 52 PM '79
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This form is used in connection
with mortgages insured under the
one- to four-family provisions of
the National Housing Act.

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STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: WANZA V. BATES

131 Ware Street, Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina Federal Savings and Loan Association

, a corporation
organized and existing under the laws of the State 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 Twenty Two Thousand Three Hundred and no/100ths
Dollars (\$ 22,300.00), with interest from date at the rate
of seven and three-fourths per centum (7-3/4 %) per annum until paid, said principal
and interest being payable at the office of South Carolina Federal Savings and Loan Association
in Greenville, S. C.
or at such other place as the holder of the note may designate in writing, in monthly installments of
One Hundred Fifty Nine and 89/100ths Dollars (\$ 159.89),
commencing on the first day of May , 19 79 , 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 April, 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 piece, parcel, or lot of land lying, being and situate on Ware Street in
the City of Greenville, known and designated as No. 131 on said Street, and as Lot No.
15 on the City Block Book and having the following dimensions, to-wit:

BEGINNING at the northeast corner of said lot nearest Perry Avenue, and running
thence with Ware Street a distance of 50 feet with a depth of approximately 209
feet. Said lot adjoins lots now or formerly owned by J. E. Payne and S. C. Lykes and
others, being the same lot of land conveyed to Emma Bates by Hattie R. Fladger on
March 30, 1937, said deed of record in the R.M.C. Office for Greenville County, S.C.,
in Deed Book 193 at Page 104. Emma Bates died intestate on or about the 16th day of
May, 1976, leaving as her only heir her son, the Grantor herein, as will be seen
by examination on the records of the Probate Court for Greenville County, S.C.,
Apartment 1427, File 9.

This is the same parcel of property conveyed to mortgagor by Deed of John W.
Bates and L. L. Sanders dated MARCH 12, 1979, and recorded in the R.M.C. Office,
Greenville County, South Carolina on MARCH 13, 1979, in Deed Book Volume 1098,
Page 278.

This being the same property as shown on a plat prepared for Wanza V. Bates by
Richard D. Wooten, Jr., dated 2-26-79 and recorded in the R.M.C. Office in Greenville
County in Plat Book 7-B Page 93.

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.

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