

FILED GREENVILLE CO. S. C. MORTGAGE
 MAR 23 10 37 AM '79 DONNIE S. TANKERSLEY R.H.C.
 FILED GREENVILLE CO. S. C. MORTGAGE
 MAR 6 10 04 AM '79 DONNIE S. TANKERSLEY R.H.C.

VCL 1400 PAGE 561

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

VCL 1402 PAGE 185

STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE
P.O. Drawer 408 Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Marshall L. Sherman and Catherine L. Sherman of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

First Federal Savings and Loan Association of Greenville, South Carolina, a corporation

organized and existing under the laws of The United States, 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 EIGHT THOUSAND EIGHT HUNDRED FIFTY AND NO/100 Dollars (\$ 28,850.00), 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 First Federal Savings Loan Association P.O. Drawer 408 in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED SIX AND 85/100 Dollars (\$ 206.85), 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 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 in the State of South Carolina, County of Greenville being shown and designated as Lot No. 10 on a plat of Sherman Park, Section I, recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 5 and also shown on a plat of Property of Marshall L. Sherman and Catherine L. Sherman dated March 20, 1979, prepared by Century Land Surveying Company and having, according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Uneeda Drive at the joint front corner of Lots 10 and 11 and running thence with the joint line of said Lots, N. 84-18 E., 150.0 feet to an iron pin; thence S. 05-42 E. 80.0 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with the joint line of said Lots, S. 84-18 W., 150.0 feet to an iron pin on the eastern edge of Uneeda Drive; thence with the edge of Uneeda Drive, N. 05-42 W., 80.0 feet to an iron pin being the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of W. Bayne Brown recorded March 23, 1979.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY STAMP TAX
 11.56
 P.B. 11218

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.

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