

MORTGAGE

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

FILED
GREENVILLE CO. S.C.

APR 9 12 02 PM '79

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Tonny Grove and Mattie G. Booker
Taylors, South Carolina**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Carolina National Mortgage Investment Co., Inc.**

, a corporation
, hereinafter
organized and existing under the laws of **South Carolina**
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 One Thousand Eight Hundred Fifty** Dollars (\$ 21,850.00), with interest from date at the rate of **Nine and One-half** per centum ($9\frac{1}{2}$ %) per annum until paid, said principal and interest being payable at the office of **Carolina National Mortgage Investment Co., Inc.** in **Charleston, South Carolina**

or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Eighty-Three and 76/100** Dollars (\$ 183.76), commencing on the first day of **June**, 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 **May, 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 State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, known and designated as Lot 7 on plat of Section No. Two, property of Lily McC. Loftis and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "V V", at page 29; and more particularly shown on a plat of said property of Tonny Grove and Mattie G. Booker, dated March 5, 1979 by R. B. Bruce, RLS No. 1952 (Carolina Surveying Co.,) and being shown by metes and bounds as follows:

BEGINNING at a point on the south side of Lincoln Road at joint corner of Lots No. 6 and No. 7, as shown on the plat, and running along said Lincoln Road S. 34-03 E., 90.0 feet to an iron pin; thence S. 55-57 W., 150.0 feet to an iron pin; thence N. 34-03 W. 90.0 feet to an iron pin; thence N. 55-57 E., 150.0 feet to the point of beginning.

THIS conveyance is subject to streets, roads, rights of way, easements, covenants, zoning regulations, and utility easements of record and apparent from inspection.

THIS is the same parcel of property conveyed to Tonny Grove and Mattie G. Booker by William Archie Allen and Mary Lee Allen by deed dated April 9, 1979, and recorded April 9, 1979, in the Office of the R. M. C. for Greenville County, as noted in Deed Book 1100, page 100. 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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