

P.O. Box 168,

Columbia, S. C. 29202

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GREENVILLE CO. S. C.  
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DONNIE S. TANKERSLEY

# 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 }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN H. THOMPSON, III., AND GERALDINE H. THOMPSON

MAULDIN, SOUTH CAROLINA

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

WHEREAS, the Mortgagor is well and truly indebted unto

SOUTH CAROLINA NATIONAL BANK

, a corporation

organized and existing under the laws of UNITED STATES OF AMERICA

, 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 THIRTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 38,500.00 )

with interest from date at the rate of TEN per centum ( 10 %)

per annum until paid, said principal and interest being payable at the office of SOUTH CAROLINA NATIONAL BANK

P.O. Box 168 in COLUMBIA, SOUTH CAROLINA 29202

or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED THIRTY-

EIGHT AND 03/100----- Dollars (\$ 338.03 )

commencing on the first day of AUGUST, 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 JULY, 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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the southeastern side of Archdale Drive, and being known and designated as Lot No. 55 on Plat of MONTCLAIR Subdivision, Section IV, prepared by R. B. Bruce, dated October 24, 1970, recorded in the Office of the RMC for Greenville County, S. C. in Plat Book 4-F, at Page 49, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 55 and 56 on the southeastern side of Archdale Drive and running thence with the common line of said Lots S. 60-42 E. 170 feet to an iron pin at the joint rear corner of said Lots; thence S. 29-18 W., 90 feet to an iron pin at the joint rear corner of Lots 54 and 55; thence with the common line of said Lots, N. 60-42 W. 170 feet to an iron pin on the southeastern side of Archdale Drive; thence with said Drive N. 29-18 E. 90 feet to the point of beginning.

Derivation: Deed Book 403, Page 821 - Thomas F. Webster and Patricia Lee Webster 6/1/79

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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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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