

1411-440  
MORTGAGE

S. C.

7 PM '79

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

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thaddeus E. Stenson and Gloria P. Stenson of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

a corporation organized and existing under the laws of South 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 Thirty Seven Thousand Four Hundred Fifty Dollars (\$ 37,450.00 ),

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 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 Three Hundred Twenty Eight and 81/100 Dollars (\$ 328.81 ), commencing on the first day of October, 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 September, 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 in the State of South Carolina, County of Greenville, being known and designated as Lot Number 117 in Belle Meade Subdivision, as shown on plat recorded in Plat Book EE, at pages 116 and 117 in the R. M. C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of West Dorchester Boulevard at the joint front corner of Lots 117 and 118 and running thence, with the common line of said lots, N. 84-22 E. 190.0 feet to an iron pin at the joint rear corner of said lots; thence turning and running, S. 20-50 W. 78.4 feet to an iron pin; thence, with the joint line of Lots 116 and 117, S. 84-22 W. 155 feet to an iron pin on the Eastern side of West Dorchester Boulevard; thence, N. 5-38 W. 70.0 feet to an iron pin, the point of beginning.

THIS property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot, if any.

THIS is the same property conveyed to Thaddeus E. Stenson and Gloria P. Stenson by Charles A. Dendy and Peggy M. Dendy by deed dated August \_\_\_\_, 1979, and recorded August 17, 1979, in the Office of the R. M. C. for Greenville County, as noted in Deed Book 1109, page 211.

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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