

1979 S.C.  
1:55 PM '79  
M. W. WARSLEY

# MORTGAGE

THIS INSTRUMENT IS SUBJECT TO THE FEDERAL HOUSING ADMINISTRATION'S (FHA) UNIFORM STATE AND LOCAL LENDING PRACTICES AND THE NATIONAL HOUSING ACT.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Marty Reynolds and Susan S. Reynolds

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto Engel Mortgage Company, Inc.

a corporation  
organized and existing under the laws of Delaware 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 THREE THOUSAND TWO HUNDRED FIFTY AND NO/100  
Dollars (\$ 23,250.00 ).

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 Engel Mortgage Company, Inc.  
P.O. Box 847 in Birmingham, Alabama  
or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED FOUR AND  
14/100 Dollars (\$ 204.14 ).  
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 Greenville 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 No. 236 on Plat of Augusta Acres recorded in the RMC Office for Greenville County in Plat Book S at Page 201 and on a more recent plat of "Property of Marty Reynolds and Susan S. Reynolds" prepared by Carolina Surveying Company dated August 8, 1979 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Churchill Circle at the joint front corner of Lots 236 and 237 and running thence with the joint line of said Lots, N. 82-04 W., 192.1 feet to an iron pin; thence N. 9-10 E., 125.0 feet to an iron pin at the joint rear corner of Lots 235 and 236; thence with the joint line of said lots, S. 82-04 E., 192.1 feet to an iron pin on the western edge of Churchill Circle; thence with the edge of Churchill Circle, S. 9-10 W., 125 feet to an iron pin being the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of William M. Joyner and Christine A. Joyner dated August 10, 1979.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
1979 SEP 10 10 32 AM

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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