

10 S.C.
MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: Donald F. Richards and Patricia M. Richards

of
Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Charter Mortgage Company, a corporation
organized and existing under the laws of South Carolina, hereinafter
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of One Hundred Thousand and No/100 ----
----- Dollars (\$ 100,000.00), with interest from date at the rate of
Ten and One-Half per centum (10.5%) per annum until paid, said principal and interest being payable
at the office of Charter Mortgage Company
in Jacksonville, Florida, or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of Nine Hundred
Fifteen and No/100-----Dollars (\$ 915.00), commencing on the first day of
December, 1979, and continuing 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 November, 2009.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does
grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described
property situated in the county of Greenville
State of South Carolina;

ALL that certain piece, parcel or lot of land, with all improvements
thereon, situate, lying and being in the State of South Carolina,
County of Greenville, on the southern side of Hunting Hollow Road,
being known and designated as Lot No. 102 on a plat of FOXCROFT,
SECTION I, MAP NO. 3, made by C. O. Riddle, dated September 15, 1969,
recorded in the RMC Office for Greenville County, S. C., in Plat
Book 4-F at page 4 and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hunting Hollow Road
at the joint front corner of Lots Nos. 102 and 103 and running thence
with the common line of said lots, S. 22-39 W., 222.7 feet to an iron
pin; thence along the line of property now or formerly belonging to
Robert F. and Vera Canby, N. 86-25 E., 174 feet to an iron pin at the
joint rear corner of Lots Nos. 101 and 102; thence along the common line
of said lots, N. 7-42 E., 162.2 feet to an iron pin on the southern side
of Hunting Hollow Road; thence along the southern side of Hunting Hollow Road, N. 76-54
W., 57.5 feet to an iron pin and N. 68-52 W., 57.5 feet to an iron pin, the point of
beginning.

The above property is the same property conveyed to the mortgagor herein by deed of
Jack Cooper and Evelyn J. Cooper, recorded August 16, 1976 in Deed Book 1041, Page
268 in the RMC Office for Greenville County, S. C.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances
to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that
the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all
fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto
the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty
and are a portion of the security for the indebtedness herein mentio:

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