

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**  
OCT 31 10 01 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

1455 2:472  
This form is used in connection with mortgages insured under the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }<sup>SSS</sup>

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**TEDDY L. MASHBURN AND LOYCE M. MASHBURN**

Greenville County, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto  
**CHARTER MORTGAGE COMPANY**

, a corporation  
, hereinafter  
organized and existing under the laws of the State of Florida  
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-one Thousand Eight Hundred Fifty and no/100---**  
Dollars (\$ 31,850.00 ).

with interest from date at the rate of **eight** per centum ( **8** % )  
per annum until paid, said principal and interest being payable at the office of **Charter Mortgage Company, P.O.**  
**Box 10316** in **Jacksonville, Florida 32207**  
or at such other place as the holder of the note may designate in writing, in monthly installments of **Two Hundred Thirty**  
**Three and 78/100-----** Dollars (\$ **233.78** ).  
commencing on the first day of **December** 19 **79**, and on the first day of each month thereafter until the prin-  
cipal 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 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, bar-  
gained, 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 with all buildings and improvements thereon, situate, lying and being on the southeastern corner of the inter-section of Kerry Court with Blacktop Road, in Greenville County, South Carolina, being known and designated as Lot No. 55 as shown on plat entitled Section No. 3 Chick Springs, made by Piedmont Engineers & Architects dated March 21, 1967 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book UUU at Page 91, reference to said plat is hereby craved for the metes and bounds thereof.**

The above property is the same property conveyed to **Teddy L. Mashburn and Loyce M. Mashburn** by deed of **Philip G. Hertel and Judy A. Hertel** of even date to be recorded herewith.

Together with all and singular the rights, franchises, easements, and appurtenances to the same heretofore or in any way now or hereafter  
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 encum-  
brances 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 *pro rata*, however, that written notice  
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.