

VA Form 26-4335 (Home Loan)
Revised September 1975. Use Optional.
Section 150, Title 12 U.S.C. Acceptable
to Federal National Mortgage
Association.

FILED
GREENVILLE CO. S. C.
NOV 2 4 57 PM '79

SOUTH CAROLINA

DONNIE S. TANKERSLEY
R.M.
MORTGAGE

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

WHEREAS: ROY W. SMITH AND TERESA M. SMITH

GREENVILLE COUNTY, SOUTH CAROLINA, hereinafter called the Mortgagor, is indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S.C., a corporation organized and existing under the laws of THE UNITED STATES, hereinafter called 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 FORTY-THREE THOUSAND FIVE HUNDRED AND 00/100-----Dollars (\$ 43,500.00), 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, P.O. BOX 408, 301 COLLEGE STREET, GREENVILLE, S.C., 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 THREE HUNDRED NINETEEN AND 19/100-----Dollars (\$ 319.19), 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot no. 45 on a plat of Colonial Hills, recorded in the RMC Office for Greenville County in Plat Book FFF at page 102 and a more recent plat of Property of Roy W. Smith and Teresa M. Smith, dated October 26, 1979, prepared by Freeland & Associates, recorded in Plat Book 7-K at page 72, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Lee Road, joint front corner of lots 46 and 45 and running thence S. 9-00 E., 150.0 feet to an iron pin; thence turning and running with the rear line of lot no. 45, S. 81-00 W., 80.0 feet to an iron pin; thence continuing with the rear line of lot no. 45, N. 87-46 W., 123.7 feet to an iron pin; thence turning and running with the line of lot 45 and Creighton Street, N. 9-45 E., 120.0 feet to an iron pin; thence turning and running with the curve of the street, N. 47-29 E., 39.6 feet to an iron pin on East Lee Road; thence with said East Lee Road, N. 85-12 E., 130.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Billy Joe and Barbara M. Lark, to be recorded of even date herewith.

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 mentioned;

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