

Charter Mortgage Co.
P.O. Box 10316
Jacksonville, Fla. 32207

MORTGAGE

BOOK 1491 PAGE 446

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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

GREENVILLE CO. S.C.
DEC 16 3 08 PM '79
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Napoleon Davis and Valerie L. Davis of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Charter Mortgage Company

, a corporation organized and existing under the laws of Florida, 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-Two Thousand Two Hundred Fifty and No/100----- Dollars (\$ 32,250.00),

with interest from date at the rate of Eleven and One-half per centum (11 1/2 %) 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, in monthly installments of Three Hundred Nineteen and 60/100----- Dollars (\$ 319.60), commencing on the first day of February 1, 19 80, 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 January, 2010

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 situate, lying and being in the State of South Carolina, County of Greenville, and in Ward Six of the City of Greenville, as shown on plat entitled "Property of Napoleon Davis and Valerie L. Davis" as recorded in Plat Book 7-S, at Page 98, in the RMC Office for Greenville County, S.C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Otis Street at a point 91 feet west from the southwest corner of the intersection of Otis Street and Elm Street, and running thence S. 21-15 E. 65.8 feet to an iron pin; thence S. 66-33 W. 66.0 feet to an iron pin; thence S. 36-14 E. 8.1 feet to an iron pin; thence S. 71-35 W. 13 feet to an iron pin at the rear corner of the lot of R.E. Dalton; thence along the line of Dalton's lot N. 23-22 W. 81.2 feet to an iron pin on Otis Street; thence along the line of said Otis Street N. 72-15 E. 80.0 feet to the beginning corner. The above-described lot is shown on the Township Block Book at Sheet Number 96, block 4, lot No. 1-A.

THIS being the same property conveyed to the mortgagors herein by deed of Mark K. Stewart and Charles A. Warth as recorded in Deed Book 1117 at Page 526, in the RMC Office for Greenville County, S.C., on December 18, 1979.

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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