

P O Drawer 408
Greenville, S. C. 29602

MORTGAGE

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, } FILED
COUNTY OF GREENVILLE } ss: GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: 12 51 PH '80

DAVID L. MIMS

DONNIE S. TANKERSLEY
R.M.C.

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto
ASSOCIATION OF GREENVILLE, S. C.,

FIRST FEDERAL SAVINGS AND LOAN

, a corporation
, hereinafter
organized and existing under the laws of the United States
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 One Thousand Three Hundred Fifty and no/100----
Dollars (\$21,350.00-----),

with interest from date at the rate of eleven and one-half per centum (11.5-----%)
per annum until paid, said principal and interest being payable at the office of First Federal Savings and
Loan Association in Greenville, S. C.
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred
Eleven and 57/100----- Dollars (\$ 211.57-----),
commencing on the first day of March, 1980, 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 February, 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, 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
State of South Carolina:

All that piece, parcel or lot of land lying in the State of South
Carolina, County of Greenville, City of Greenville, shown as a portion
of Property of Perry S. Luthi, as Trustee for Kull Trust, recorded in
Plat Book 5 L at page 23, said property being known as 15-17 Mauldin
Road, and also shown on a plat of Property of David Mims, dated January 14,
1980 and having the following courses and distances according to said plat:

BEGINNING at an iron pin on Mauldin Road at the joint front corner of
the within property and other property of Mims and running thence
N. 40-12 E. 121.0 feet to an iron pin; thence along the rear line of
the within lot, S. 47-56 E. 74.0 feet to an iron pin; thence along
Gurley Avenue, S. 38-31 W. 108.0 feet to an iron pin on Mauldin Road;
thence with Mauldin Road, N. 58-54 W. 68.0 feet to an iron pin, the
point of beginning.

Being a portion of the property conveyed by Lam Leasing, Inc. by deed
recorded in Deed Book 1102 at page 44, on May 9, 1979.

RECORDED IN SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 1 1980

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 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; 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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