

FILED
GREENVILLE MORTGAGE

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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:

DONOR: BANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Michael M. Thornton and Patricia R. Thornton of Greer, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Engel Mortgage Company, Inc.

organized and existing under the laws of the State of Delaware, a corporation 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-three Thousand Seven Hundred Fifty and No/100 Dollars (\$ 33,750.00),

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 Engel Mortgage Company, Inc., P. O. Box 847, in Birmingham, ALA 35201 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Thirty-four and 46/100 Dollars (\$ 334.46), commencing on the first day of March, 1980, 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 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, 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, with all improvements thereon, situate, lying and being in the City of Greer, Greenville County, South Carolina, on the southern side of W. Fairview Street and being shown and designated as Lots 1 and 2 on a plat entitled "Survey for Michael M. Thornton and Patricia R. Thornton" dated January 16, 1980, prepared by Wolfe & Huskey, Inc., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Hilton Street at the corner of property now or formerly owned by McMurray, and running thence with the eastern side of Hilton Street, N. 6-35 E., 105.6 feet to a point at the southeastern corner of the intersection of Hilton Street and West Fairview Street; thence with the southern side of West Fairview Street, S. 80-17 E., 119 feet to an iron pin; thence continuing with the southern side of West Fairview Street, S. 80-17 E., 64.3 feet to an old iron pin at the corner of property now or formerly owned by R. G. Turner; thence with the line of the said Turner property, S. 8-44 W., 105 feet to an iron pin on the line of property now or formerly owned by the United States Post Office; thence with the line of said United States Post Office property, N. 83-35 W., 25.2 feet to a point at the corner of property now or formerly owned by Boozer; thence with the line of said Boozer property, N. 79-55 W., 41.1 feet to an iron pin; thence with the line of said Boozer property and McMurray property, N. 79-55 W., 113.1 feet to the point of beginning.
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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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