

GREENVILLE
COUNTY OF GREENVILLE
RECORDERS OFFICE
GREENVILLE, S.C.
APR 24 PM '80
RECORDERS OFFICE
GREENVILLE, S.C.

ec. 1-136 836

MORTGAGE

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

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Irene G. Herran 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-Eight Thousand Eight Hundred Fifty and No/100-----
Dollars (\$ 38,850.00),

with interest from date at the rate of twelve----- per centum (---12--- %)
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 Ninety-
Nine and 77/100----- Dollars (\$ 399.77).
commencing on the first day of April, 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 March, 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 Greenville
State of South Carolina:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Green-
ville, State of South Carolina, being shown on plat of Brookforest Subdivision, said
plat bearing date of August, 1950, and recorded in the R.M.C. Office for Greenville
County in Plat Book BB at page 41, and being shown on said plat as Lot No. 4 of Block
E fronting on the western side of Fairmont Avenue. Reference is made to said plat for
a metes and bounds description. Said property is also shown on a more recent plat by
Carolina Surveying Company, said plat being of the Property of Irene G. Herran and
dated February 27, 1980 and having the metes and bounds as shown on said plat.

This is the same property conveyed to the Mortgagor herein by deed of Hathaway Com-
pany, Inc. dated February 28, 1980 and recorded herewith.

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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 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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