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# MORTGAGE

This form is subject to amendment with mortgages insured under the new 44-44444 provision of the National Housing Act.

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SOUTH CAROLINA  
MAY 21 3 47 PM '80

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Benson L. Bonds and Mary S. Bonds ----- of Greenville, South Carolina -----, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank, a National Banking Association -----

----- a corporation organized and existing under the laws of The United States of America ----- 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 Seventeen Thousand Eight Hundred and no/100 ----- Dollars (\$ 17,800.00 -----).

with interest from date at the rate of -----Thirteen----- per centum (-----13 % per annum until paid, said principal and interest being payable at the office of South Carolina National Bank, Post Office Box 168----- in Columbia, South Carolina 29202 or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Ninety Seven and 05/100----- Dollars (\$197.05-----) commencing on the first day of May, 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 April, 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of West Fifth Street in the County of Greenville and being shown as Lot 28 and part of Lot 27, Section B, on a plat of Woodside Mills Subdivision, dated January 14, 1950, as prepared by Pickell & Pickell and recorded in Plat Book W at Page 114 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of West Fifth Street at the joint front corner of Lot 28 and Lot 29 and running thence with Lot 29 N 34-47 E 71 feet to an iron pin at the joint rear corner of Lot 28 and Lot 29; thence with a 12-foot alley S 55-13 E 85 feet to an iron pin; thence still with said alley S 74-32 E 5 feet to an iron pin; thence with the new line through Lot 27 S 34-24 W 73.4 feet to an iron pin on West Fifth Street; thence with said street N 55-13 W 90 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of the Sharon Corporation to be recorded herewith of even date.

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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