

P. O. Drawer 408  
Greenville, S. C. 29601

200: 1501 PAGE 947

# MORTGAGE

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

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, RONALD C. CELESTE AND DONNA M. CELESTE

Greenville County

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C.

a corporation  
organized and existing under the laws of THE UNITED STATES, 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 Fifty-One Thousand Five Hundred Fifty and no/100----- Dollars (\$ 51,550.00----- ),

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 First Federal Savings and Loan Association of Greenville, S.C., P. O. Drawer 408 in Greenville, S. C. 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE Dollars (\$/ ) commencing on the first day of June 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 May, 2010.  
DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$56,181.37.

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 piece, parcel or lot of land situate, lying and being on the northern side of Buckingham Way, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 32 as shown on a plat prepared by Kermit T. Gould, dated February 22, 1979, entitled "Windsor Oaks, Section 2", and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at page 13, and having, according to said plat and a more recent survey entitled "Property of Ronald C. Celeste and Donna M. Celeste", prepared by Freeland & Associates, dated May 25, 1980, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Buckingham Way at the joint front corner of Lot No. 31 and Lot No. 32 and running thence with the line of Lot 31, N. 14-48-00 W., 124.04 feet to an iron pin; thence N. 75-11-00 E., 121.60 feet to an iron pin in the line of Lot No. 33; thence with the line of Lot No. 33, S. 14-48-00 E., 124.04 feet to an iron pin on the northern side of Buckingham Way; thence with the northern side of Buckingham Way, S. 75-11-00 W., 121.60 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Bob Maxwell Builders, Inc., dated April 29, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1124, at page 871, on APRIL 30, 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 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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