

# MORTGAGE

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

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

REC'D  
S.C.  
23 PM '80  
H.L. BRISLEY

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William R. Bonnevie and Dona N. White

Greenville County, 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 Forty seven thousand six hundred and 00/100 Dollars (\$ 47,600.00 ),

with interest from date at the rate of eleven and one-half per centum ( 11 1/2 %) 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 ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE Dollars (\$ ) commencing on the first day of July 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 June, 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 the improvements thereon, situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, on the eastern side of North Main Street, formerly Broad Street, being shown and designated as all of Lot 4, the northernmost approximately 15 foot portion of Lot 3, and the southernmost approximately 65 foot portions of Lot 8 and 9, Block 1, on a plat of Mountain View Heights, Greer, S. C., recorded in the RMC Office for Greenville County in Plat Book A at page 299, and being more recently shown on a plat of Property of William R. Bonnevie and Dona N. White made by Carolina Surveying Co. dated May 26, 1980 and recorded in said RMC Office in Plat Book S-B at page 28, reference being craved to the more recent plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Donald Warren Green and Mary Ellen Green dated May 30, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1126 at page 686.

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$51,066.74.

The mortgagee's address is: PO Box 10316, Jacksonville, Florida 32207

RECORDING OFFICE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP

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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