

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

FILED
MORTGAGE

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: WALSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, GEOFFREY H. WALSER & PEARLENA R. WALSER of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings & Loan Association of Greenville, South Carolina, 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 Sixty Seven Thousand Five Hundred and 00/100 Dollars (\$ 67,500.00), 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 First Federal Savings & Loan Association, P. O. Drawer 408 in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Six Hundred Sixty Eight and 93/100 Dollars (\$668.93), commencing on the first day of August, 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 July, 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 the buildings and improvements thereon, lying and being on the northwesterly side of Sugar Creek Road near the City of Greenville, South Carolina, being known and designated as Lot No. 59 on plat entitled "Map 1, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sugar Creek Road, said pin being the joint front corner of Lots 59 and 388 and running thence with the common line of said lots N. 41-29-03 W., 96.10 feet to an iron pin, the joint corner of Lots 59, 388, and 389; thence with the common line of Lots 59 and 389 N. 6-51 W., 53.90 feet to an iron pin, the joint rear corner of Lots 59, 389, and 390; thence with the common line of Lots 59 and 390 N. 36-17-03 E., 75.75 feet to an iron pin, the joint rear corner of Lots 59 and 58; thence with the common line of said lots S. 56-29-52 E., 144.95 feet to an iron pin on the northwesterly side of Sugar Creek Road; thence with the northwesterly side of Sugar Creek Road S. 41-54-01 W., 143.16 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated June 24, 1980, to be recorded herewith.

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 and interest on the indebtedness evidenced by the said note, at the times and in the manner therein 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 repayment.

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