

LOVE, THORNTON, ARNOLD & THOMASON
File 127110 Aug. 564 Sec. 9
N. C. Cameron E. Smith
Blk. Ex. 1 197-6-9

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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

GREENVILLE, S. C.

AUG 27 1980

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cameron E. Smith and Joan B. Smith 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 Thousand Three Hundred and no/100 Dollars (\$30,300.00),

with interest from date at the rate of eleven and one-half per centum (11.5 %) 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 and 27/100 Dollars (\$ 300.27), commencing on the first day of August, 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 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the north-western side of Arden Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 72 on plat of East Over Subdivision recorded in Plat Book F at pages 41 and 42 and being described according to a recent plat of Property of Cameron E. Smith and Joan B. Smith, dated June 16, 1980, prepared by Freeland & Associates, recorded in Plat Book 8B at page 92, to-wit:

BEGINNING at an iron pin on the northwestern side of Arden Street at the joint front corner of Lots 72 and 73, which iron pin is 226 feet more or less from the intersection of said street and Beechwood Avenue, and running thence along the northwestern side of Arden Street S 64-30 W, 60 feet to an iron pin at the joint front corner of Lots 71 and 72; thence along the common line of said lots N 25-30 W, 150 feet to an iron pin at the joint rear corner of said lots; thence N 64-30 E, 60 feet to a nail in a concrete pad at the joint rear corner of Lots 72 and 75; thence S 25-30 E, 150 feet to an iron pin, the point of beginning.

DERIVATION: Deed of the Administrator of Veterans Affairs recorded June 27, 1980 in Deed Book 1128 at page 249

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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