

MORTGAGE

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

FORM 1507 PAGE 595

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } sst

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELLIS C. RATH AND SANDRA K. RATH

Greenville County, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

CHARTER MORTGAGE COMPANY

, a corporation
, hereinafter
organized and existing under the laws of the State of Florida
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 and no/100----- Dollars (\$ 30,000.00).

with interest from date at the rate of eleven and one-half per centum (11½ %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company, P. O. Box 2259 in Jacksonville, Florida 32232

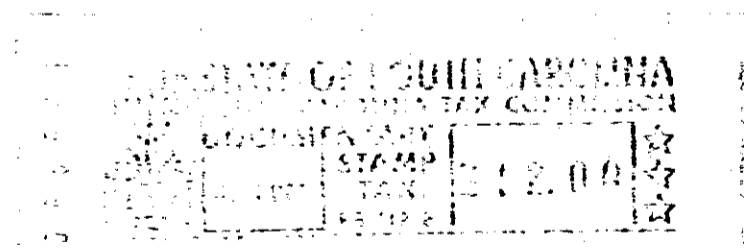
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Ninety Seven and 30/100----- Dollars (\$ 297.30),

commencing on the first day of September, 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 August, 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 buildings and improvements thereon, situate, lying and being on the northwestern corner of the intersection of Larchwood Drive with Corkwood Drive in the Town of Simpsonville, Greenville County, South Carolina being known and designated as Lot No. 664 on plat entitled WESTWOOD, SECTION VI, SHEET NO. 2 made by Piedmont Engineers, Architects and Planners dated May 3, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-P at Page 35, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Ellis C. Rath and Sandra K. Rath by deed of John S. Wines and Brenda K. Wines dated July 11, 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 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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