

100-817
SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss: SLEY

WHEREAS: I, MEREDITH L. BOURGEOIS

Greenville County, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

CHARTER MORTGAGE COMPANY

, a corporation
, hereinafter
organized and existing under the laws of The State of Florida
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of FORTY THOUSAND and No/100-----
----- Dollars (\$ 40,000.00), with interest from date at the rate of
Eleven & one-half per centum (11.5%) per annum until paid, said principal and interest being payable
at the office of Charter Mortgage Company, Post Office Box 2259
in Jacksonville, Florida 32232 , or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of THREE HUNDRED AND
NINETY SIX and 40/100----- Dollars (\$ 396.40), commencing on the first day of
September , 19 80, and continuing 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 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, assigned, and released, and by these presents does
grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described
property situated in the county of Greenville
State of South Carolina; known and designated as Lot No. 16 on plat of Martindale
Subdivision, prepared by C.O. Riddle, R.L.S., recorded in Plat Book BBB at Page 97
in the RMC Office for Greenville County, S.C., and being further shown on a more
recent plat by Freeland & Associates, entitled "Property of Meredith L. Bourgeois,"
dated June 23, 1980, and having, according to said plats, the following metes and
bounds, to-wit: BEGINNING at an iron pin on the northeasterly side of Douglas Drive,
the joint front corner of Lot Nos. 15 & 16, and running thence with the joint line
of said lots, N. 30-44 E. 171.6 feet to an iron pin; thence S. 65-46 E. 199.9 feet
to an iron pin, the joint rear corner of Lots Nos. 16 & 17; thence with the joint
line of said lots, S. 58-54 W. 191.8 feet to an iron pin on the northeasterly side
of Douglas Drive; thence with the northeasterly side of said drive, N. 87-03 W.
53.05 feet to an iron pin; thence continuing N. 59-16 W. 61.8 feet to the point of
beginning.

This is the same property conveyed to the mortgagor herein by deed of Norma Lynn
R. Wilson, dated July 19, 1980, and recorded simultaneously herewith.

The mortgagor covenants and agrees that should this mortgage or the note secured
hereby not be eligible for guaranty or insurance under the Servicemen's Readjustment
Act of 1944, as amended, within 90 days from the date hereof (written statement of
any officer or authorized agent of the Veterans Administration declining to guaran-
tee or insure said note and/or this mortgage being deemed conclusive proof of such
ineligibility), the present holder of the note secured hereby or any subsequent
holder thereof may, as its option, declare all notes secured hereby immediately
due and payable.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances
to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that
the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all
fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto
the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty
and are a portion of the security for the indebtedness herein mentioned;

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