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

# MORTGAGE

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

Mortgagee's address: P. O. Box 10316  
Jacksonville, FLA 32207

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BETTY F. HANKINSON and HENRY W. HANKINSON-----  
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 the State 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 **Sixty-Seven Thousand Five Hundred and No/100**-----Dollars (\$ 67,500.00-----), 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 **Six Hundred Sixty-Eight and 93/100**-----Dollars (\$ 668.93-----), commencing on the first day of **September**, 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 **August, 2010**-----.

**NOT KNOWN 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 improvements thereon, situate, lying and being on the Southeastern side of Connecticut Drive near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 2 of a subdivision known as Merrifield Park, Section II, plat of which is recorded in the RMC Office for Greenville County in Plat Book WWW at Page 51 and according to said plat has the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the Southeastern side of Connecticut Drive at the joint front corner of Lots 1 and 2 and running thence with the joint line of said lots S. 57-33 E., 165.0 feet to an iron pin; running thence S. 32-27 W., 120.0 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; running thence along the joint line of said lots N. 57-33 W., 165.0 feet to an iron pin on the Southeastern side of Connecticut Drive; running thence along said drive N. 32-27 E., 120.0 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of S.A. Metallurgie Hoboken-Overpelt, N.V. recorded in the Greenville County RMC Office in Deed Book 1129 at Page 915 on the 28 day of July, 1980.

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 10

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