

FILED
GREENVILLE, S.C.

JUL 31 2 31 PM '80

MORTGAGE

1509-313

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

CONN. COUNTY OF GREENVILLE }
STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Robert E. Ellis ^{Jr.} and Lacey C. Ellis

Greenville, South Carolina of
, 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 Fifty Seven Thousand Two Hundred and No/100
Dollars (\$ 57,200.00).

with interest from date at the rate of Eleven and one-half per centum (11.50 %)
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 WITH DEFERRED INTEREST
AND INCREASING MONTHLY INSTALLMENTS * Dollars (\$).
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

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: on the northeast side of Seminole Drive, in the City of Greenville, and shown as Lot No. 47 on a plat of Sunset Hills, Map 2, recorded in the R/C Office for Greenville County, South Carolina in Plat Book "P", at Page 19, reference to said plat being craved for a complete and detailed description thereof..

This is the same property conveyed to the Mortgagors herein by deed of William Moore Willis, III and Rebecca Turner Willis, dated July 30, 1980, recorded simultaneously herewith..

* ACCORDING TO SCHEDULE SET OUT ON SAID NOTE.

*Deferral OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$ 61,365.92 .

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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