

BOOK 1509 PAGE 341

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 } ss:

RECORDED
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

William R. Fairbanks and Melissa F. Fairbanks

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

South Carolina National Bank

, a corporation
organized and existing under the laws of South Carolina, 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-three Thousand One Hundred Fifty and 00/100-----Dollars (\$ 53,150.00)

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 South Carolina National Bank in Columbia, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Twenty-Six and 72/100-----Dollars (\$ 526.72) 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:

All those certain pieces, parcels or lots of land situate, lying and being on the Northwest side of Jervey Road, in Paris Mountain Township, Greenville County, South Carolina, being shown as Lots 6 and 7 on plat of Hillandale Estates made by Madison H. Woodward, Surveyor, recorded in the RMC Office for Greenville County, South Carolina in Plat Book B at page 145, and being more particularly described on a plat entitled, "Foundation Survey for William R. Fairbanks, made by Arbor Engineering, dated July 30, 1980, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8-A at page 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Jervey Road at the joint front corner of Lots 5 and 6 and running thence along the line of Lot 5, N. 38-37 W. 365 feet to an iron pin; thence N. 51-30 E. 200.05 feet to an iron pin; thence along the line of Lot 8, S. 38-37 E. 387 feet to an iron pin on the Northwest side of Jervey Road; thence along the Northwest side of Jervey Road, S. 57-46 W. 201.29 feet to the beginning corner.

Being the same property conveyed to the grantor herein by deed of Josephine W. Stevenson, filed in the RMC Office for Greenville County on August 2, 1973 in Deed Book 980 at page 739.

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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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