

FILED
GREENVILLE CO. S.C.

MORTGAGE

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

AUG 21 4 51 PM '80

DONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: DENNIS B. DEMPSEY AND MARILYN SUE DEMPSEY

GREENVILLE COUNTY, SOUTH CAROLINA, hereinafter called the Mortgagor, send(s) greetings: of

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, U.S.A., 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
THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100--- Dollars (\$ 38,500.00).

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 THREE HUNDRED EIGHTY-
ONE AND 54/100-----Dollars (\$ 381.54).

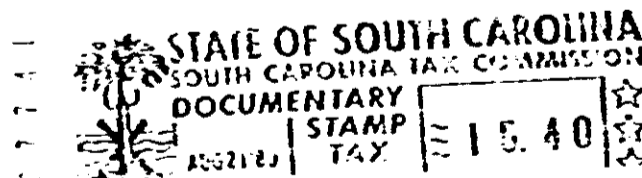
commencing on the first day of OCTOBER, 1980, and on the first day of each month thereafter until the prin-
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable
on the first day of SEPTEMBER, 2010.

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, bar-
gained, 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 certain piece, parcel or lot of land situate, lying and being
in the State of South Carolina, County of Greenville, shown and designated
as Lot #10, Block F on plat of MAYFAIR ESTATES, recorded in the RMC Office
for Greenville County in Plat Book S at pages 72-73 and also shown on a
more recent plat of "Property of Dennis B. Dempsey and Sue W. Dempsey"
dated August 19, 1980, prepared by Freeland & Associates, and recorded in
Plat Book 8-D at page 60, having according to the more recent plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Tiffany Drive, joint
front corner of lots 10 and 9 and running thence N. 72-43 E., 220.6 feet
to an iron pin; thence turning and running along the rear line of lot #10,
S. 23-09 E., 50.3 feet to an iron pin; thence turning and running with the
joint line of lots 10 and 11, S. 67-36 W., 219.3 feet to an iron pin on the
northeasterly side of Tiffany Drive; thence with said Drive, N. 23-09 W.,
70 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of
Billy Ray Gambrell and Mary Jo Gambrell, to be recorded of even date
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 encum-
brances 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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