

# MORTGAGE

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

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

Aug 25 3 33 PM '80

TO ALL WHOM THESE PRESENTS MAY COME, ~~DOONNE JAMES SLEY~~ <sup>R.M.C.</sup> JAMES D. CALMES, III AND JUDY B. CALMES

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings & Loan Association of Greenville, South Carolina

organized and existing under the laws of UNITED STATES, a corporation 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-Nine Thousand and no/100ths Dollars (\$ 59,000.00 )

with interest from date at the rate of TWELVE per centum ( 12 % ) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Six Hundred and Seven Dollars and 11/100ths Dollars (\$ 607.11 ), commencing on the first day of October, 1980, 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 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, 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 certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina and being located on the western side of McDaniel Avenue, and having according to a survey made by Dalton & Neves, July 1950 said plat being recorded herewith, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of McDaniel Avenue and running thence N. 89-06 W. 180 feet to an iron pin; thence N. 4 -06 E. 80 feet, to an iron pin on Carroll Lane S. 89-06 E. 180 feet to an iron pin on McDaniel Avenue; thence with McDaniel Avenue S. 4-06 W. 80 feet to the beginning corner.

THE within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easement and rights of way, if any, as may affect the above described property.

THIS is the same property conveyed to the Mortgagor herein by deed of Rose S. Weinstein, of even date, to be recorded herewith.

Together with all and singular the rights, issues, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, 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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