

AUG 4 10 12 AM '80

GREENVILLE
SEP 2 3 00 PM '80
MORTGAGE
DONNIE R.M.C.

BOOK 245 PAGE 346

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 LAURENS AND GREENVILLE

DEED OF TRUST
WITH DEFERRED INTEREST AND INCREASING
MONTHLY INSTALLMENTS \$1520

1314-128
PAGE 436
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TO ALL WHOM THESE PRESENTS MAY CONCERN: SAMUEL K. JEFFERSON AND JOYCE C. JEFFERSON

OCT 1 2 39 PM '80

DONN STANNERSLEY

114 NASH STREET, FOUNTAIN INN, SC-----, 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 TWENTY SEVEN THOUSAND EIGHT HUNDRED AND NO/100----- Dollars (\$27,800.00-----).

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 CHARTER MORTGAGE COMPANY----- in JACKSONVILLE, FLORIDA-----

or at such other place as the holder of the note may designate in writing, in monthly installments ~~XX~~ ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE-----
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

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.

* DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$29,824.69.

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 Laurens 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 Laurens, in the Town of Fountain Inn, being shown and designated as Lot 2, on plat of L. F. Armstrong Subdivision as prepared by Lewis C. Godsey, RLS, dated September 23, 1954 and a more recent plat of Samuel Keith Jefferson and Joyce C. Jefferson as prepared by Carolina Surveying Company dated July 30, 1980 and recorded in the Clerk of Court for Laurens County in Plat Book 41, Page 237, and recorded in the RMC Office for Greenville County in Plat Book 8-E, Page 13, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Nash Street joint front corner of Lots 2 and 3 and running thence with said Street S. 53-45 E., 125 feet to an iron pin, joint front corner of Lots 1 and 2; thence with the common line of said Lots S. 20-21 W., 326 feet to an iron pin; thence along the rear of Lot 2 N. 79-33 W., 188.2 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the common line of said Lots N. 29-41 E., 397.8 feet to an iron pin on Nash Street, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Linda E. Cook to be recorded on 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 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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