

Post Office Box 2259
Jacksonville, Florida 32232

MORTGAGE

WITH DEFERRED INTEREST AND INCREASING
MONTHLY INSTALLMENTS

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

FHA No. 461-177994-270 Plan III
CMC No. 706293

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

GREENVILLE, S. C.
NOV 21 11 11 AM '80
W. H. C. SPENCERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN
Roland Micheal Jones and Teresa D. Jones
Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto **Charter Mortgage Company**

organized and existing under the laws of **the State of Florida**, a corporation
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of **Twenty-Four Thousand Five Hundred**

Fifty and No/100 Dollars (\$ **24,550.00**), with interest from date at the rate
of **fourteen** per centum (**14.00** %) 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 ~~XXXXXX~~ **XX according to the**
schedule attached to said Note.

commencing on the first day of **January**, 1981, 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 **December; 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 Mort-
gagor 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 piece, parcel or lot of land situate, lying and being on the Western
side of Webster Street, near the City of Greenville, in the County of Green-
ville, State of South Carolina; and known and designated as Lot No. 3; Block
G of a Subdivision of the Village of S. Slater & Sons; Incorporated, plat of
which is recorded in the R.M.C. Office for Greenville County in Plat Book K at
Pages 63 through 65, and; according to said plat, has the following metes and
bounds; to-wit:**

**BEGINNING at an iron pin on the Eastern side of Webster Street, at the joint
front corner of Lots Nos. 2 and 3, and running thence with the joint line of
said Lots S. 87-24 W. 124 feet to an iron pin; running thence N. 2-37 W. 70
feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; running
thence with the joint line of said Lots N. 87-24 E. 124 feet to an iron pin on
the Western side of Webster Street; running thence with the Western side of
said Street S. 2-34 E. 70 feet to an iron pin; point of beginning.**

**This is the identical property conveyed to the Mortgagors herein by Billy
Joe Ramsey by Deed recorded simultaneously herewith.**

****DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$26,101.72.**

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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 and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein 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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