

# MORTGAGE



STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1980

PH '80

SLEY

1527 43551

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ronnie D. Bratcher, Sr., and Stella L. Bratcher,

Greenville, South Carolina,

hereinafter called the Mortgagor, send(s) greetings

WHEREAS, the Mortgagor is well and truly indebted unto Engel Mortgage Company, Inc.,

a corporation

organized and existing under the laws of State of Delaware

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 Sixteen Thousand Five Hundred Fifty & no/100-----

Dollars (\$ 16,550.00 ).

with interest from date at the rate of Thirteen & one-half per centum ( 13.5 %)

per annum until paid, said principal and interest being payable at the office of Engel Mortgage Company, Inc.,

PO Box 847, in Birmingham, Alabama, 35201,

or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Ninety-

nine and 92/100----- Dollars (\$ 199.92 )

commencing on the first day of February, 19 81, 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 January, 2001,

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 situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 242, Section 1, as shown on a plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, S.C.," made by Dalton & Neves, dated July, 1950, recorded in the RMC Office for Greenville County in Plat Book Y at Pages 26-31 and having, according to a new plat prepared by Richard D. Wooten, Jr., RLS, dated December 8, 1980, recorded in said RMC Office in Plat Book 54 at Page 44, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of Sylvia P. Gilliard dated December 10, 1980, recorded in Book 1135 at Page 521 on December 12, 1980.

Together with wall-to-wall carpet as installed.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident thereto, and all of the rents, issues, and profits which may arise or be had thereon, and all of the fixtures, furniture, and equipment now or hereafter attached to or used in connection with the real estate herein described.

DO 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, 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, mortgages, charges, and claims 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 installments, at any time, and to the extent of the principal that are next due on the note, on the first day of any month prior to maturity, provided that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to payment.