

MORTGAGE

FORM 1533 PAGE 182

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 GREENVILLE } S.S.

FILED
GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 20 4 19 PM '81

CAMERON E. SMITH and JOAN B. SMITH
Greenville, South Carolina

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, the Mortgagor is well and truly indebted unto CHARTER MORTGAGE COMPANY

P. O. Box 2259, Jacksonville, Florida 32232, a corporation
organized and existing under the laws 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 Fifteen Thousand Seven Hundred and no/100-----
----- Dollars (\$ 15,700.00).

with interest from date at the rate of thirteen and one-half per centum (13 1/2 %)
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 One Hundred Seventy-
Nine and 92/100----- Dollars (\$ 179.92).
commencing on the first day of April, 1981, 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 March, 2011

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 piece, parcel or lot of land, with all improvements thereon
or hereafter constructed thereon, situate, lying and being on the north-
eastern side of Sixth Avenue in the County of Greenville, State of South
Carolina, being shown and designated as Lot No. 213 of Section 1 on plat
of F. W. Poe Manufacturing Company, prepared by Dalton & Neves, dated
July, 1950, recorded in Plat Book Y, Pages 26 through 31 and being
described more particularly, to-wit:

BEGINNING at an iron pin on the northeastern side of Sixth Avenue at
the joint corner of Lots 212 and 213 and running thence along the common
line of said lots N. 42-38 E. 71.7 feet to an iron pin at the joint corner
of said lots on the southwestern side of Hammett Street; thence with the
southwestern side of Hammett Street S. 68-20 E. 60 feet to an iron pin
at the joint front corner of Lots 213 and 243; thence along the common
line of said property S. 18-05 W. 49 feet to an iron pin at the common
corner of Lots 213, 214 and 243; thence along the common line of Lots 213
and 214, S. 44-34 W. 56.1 feet to an iron pin at the joint front corner
of said lots on the northeastern side of Sixth Avenue; thence along the
northeastern side of Sixth Avenue N. 41-27 W. 75 feet to an iron pin, the
point of beginning.

The house located on the above described lot is also known as 3 Sixth
Avenue.

(Continued on back)

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.

810

4328 RV.2