

1533 624

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

56.26 12 57 PM '81
DONNIE B. BARNESLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ricky D. Pruitt and Shirley A. Reynolds

of
Adams Street, Taylors, South Carolina, 29687, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of Greenville, S. C.

, a corporation
, hereinafter
organized and existing under the laws of United States of America
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-five Thousand and no/100-----Dollars (\$ 25,000.00-----),

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 First Federal Savings and Loan
Association of Greenville, S. C. in Greenville, South Carolina
or at such other place as the holder of the note may designate in writing, in monthly installments of -----
Two Hundred Eighty-six and 50/100----- Dollars (\$ 286.50-----),
commencing on the first day of April, 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 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 certain piece, parcel, or lot of land, lying, being in the County of Greenville,
State of South Carolina, and according to a survey prepared of said property by Freeland
and Associates February 25, 1981, and which said plat is recorded in the RMC Office for
Greenville County, South Carolina, in Plat Book 8-L, at Page 79, having the following
courses and distances, to-wit:

BEGINNING at an iron pin at the southeastern intersection of Brushy Creek Road and Alexander
Street and running thence with the edge of Alexander Street, N 75-25 E 594.1 feet to an iron
pin on the edge of said Street and which said point is over the center of Marrow Bone Creek;
thence running with the center of Marrow Bone Creek as the line, the traverse being: S 34-11
W 42.3 feet, S 82-51 W 40.1 feet, S 25-08 W 134.9 feet, S 63-01 W 199.2 feet, S 77-01 W 100.1
feet, S 88-23 W 142.5 feet to a point on the edge of Brushy Creek Road; thence running with
the edge of Brushy Creek Road, N 15-48 W 134.5 feet to a point at the intersection of Brushy
Creek Road and Alexander Street, the point of beginning.

The within property is a portion of the property conveyed to mortgagors herein by deed of
Wilbert Burial Vault Co., Inc. of even date herewith and which deed is being recorded
simultaneously with the within instrument.

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.

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