

Charter Mortgage Co.
P.O. Box 2259
Jacksonville, Florida 32232

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MORTGAGE

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 } ss:

FILED
CO. S. C.
APR 10 10 04 AM '81
DONNIE S. BANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Herbert E. Riddle, Jr.
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 Florida, a corporation 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 Nineteen Thousand One Hundred Fifty and No/100----- Dollars (\$ 19,150.00).

with interest from date at the rate of Fourteen per centum (14 %) 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 Two Hundred Twenty-Six and 93/100----- Dollars (\$ 226.93), commencing on the first day of June, 19 81, 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 May, 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, 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 in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 105, Section 2, as shown on plat entitled "Property of Herbert E. Riddle, Jr." as recorded in Plat Book 81M at Page 18, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Speed Street, joint front corner of Lots 105 and 106, Section 2, said pin being approximately 75.5 feet from the intersection of Speed Street and Peace Street, running thence along the joint line of said lots, N. 89-49 W. 117.2 feet to an iron pin on the eastern side of a 15-foot alley; thence along the eastern side of said alley, N. 0-24 E. 80.8 feet to an iron pin, the joint rear corner of Lots 104 and 105, Section 2; thence along the joint line of said lots, N. 88-49 E. 114.7 feet to an iron pin on the western side of Speed Street; thence along the west side of Speed Street, S. 1-11 E. 84 feet to the beginning corner.

THIS being the same property conveyed to the mortgagor herein by deed of E.C. Burry, Jr. as recorded in Deed Book 1097 at Page 729, in the RMC Office for Greenville County, S.C., on March 2, 1979.

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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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