

DONNE B. TANKERSLEY
R.M.C.

MORTGAGE

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

MAY 18 12 52 PM '81

DONNE B. TANKERSLEY
R.M.C.

REC-1541 PAGE 477

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald F. Waggoner

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

Charter Mortgage Company

, a corporation
organized and existing under the laws of The State 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

Forty eight thousand eight hundred fifty and no/00 Dollars (\$ 48,850.00 -----),

with interest from date at the rate of Fifteen and one-half per centum (15.5 %)
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

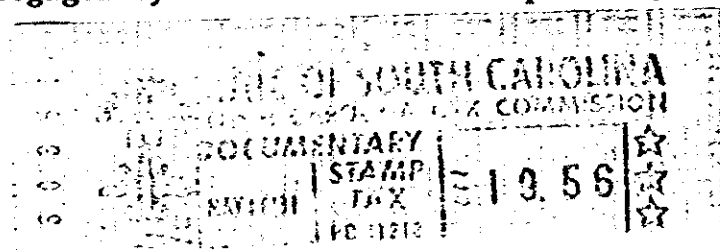
Six hundred thirty-seven and 49/00 ----- Dollars (\$ 637.49 -----),
commencing on the first day of July, 19 81, and on the first day of each month thereafter until the prin-
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable
on the first day of June, 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 situate, lying and being in the State of South
Carolina, County of Greenville, being shown and designated as Lot 94 on plat of
Brentwood, Section III, recorded in the RMC Office for Greenville County in Plat Book
5D at page 42; and by a more recent plat of "Property of Donald F. Waggoner," prepared
by Freeland and Associates on May 11, 1981 and recorded in the RMC Office for Greenville
County in Plat Book 80 at page 85; and having, according to the more recent
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Dorian Drive, said point being
approximately 360.9 feet from Brentwood Way, and running thence along the common line
of Lots 95 and 94, N. 67-02 E. 150.0 feet to an iron pin; thence turning and running
S. 29-20 E. 75.0 feet to an iron pin; thence turning and running S. 54-14 W. 155.65
feet to an iron pin on Dorian Drive; thence turning and running along said Drive
N. 26-24 W. 109.28 feet to the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Sunbelt Properties,
Inc., to be recorded of even date herewith.



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.

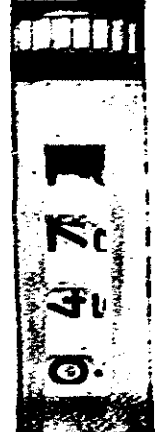
TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

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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