

## GREENVILLE CO. S. C. 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

JUL 29 1 56 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: HARVEY C. FORRESTER and JOYCE D. FORRESTER

Greenville, South Carolina, 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 Fifty-Four Thousand One Hundred and no/100----- Dollars (\$ 54,100.00----- ),

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 Seven Hundred Six and 01/100----- Dollars (\$ 706.01----- ), commencing on the first day of September, 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 August, 2010.

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 Greenville County, South Carolina, and being shown as Lot No. 11 on a plat of Club View Heights, recorded in the R.M.C. Office for Greenville County, in Plat Book "GG", at page 145 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Club View Drive at the joint front corner of Lots Nos. 11 and 12 and running thence with the common line of said Lots, N. 52-09 W., 160 feet to an iron pin; thence S. 62-52 W., 62.8 feet to an iron pin on the easterly side of Traynham Boulevard; thence with said Boulevard, S. 27-08 E., 141 feet to an iron pin; thence around the intersection of Traynham Boulevard and Club View Drive, the chord of which is S. 73-57 E., 34.2 feet to an iron pin on the northwesterly side of Club View Drive; thence with said Drive, N. 59-11 E., 39.3 feet to an iron pin; thence continuing with said Drive, N. 48-31 E., 68.8 feet to the point of beginning.

The above lot is conveyed subject to the recorded restrictions applicable to Club View Heights recorded in Deed Book 536, page 413, and to an amendment of said restrictions to be recorded.

The above lot is also conveyed subject to an easement over the rear portion of said lot in accordance with an agreement dated January, 1962, and recorded in the R.M.C. Office for Greenville County.

This is the same property conveyed to the Mortgagors by deed of even date. Said deed from Frank H. Bailey and Augusta A. Bailey

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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