

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1980)
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1548 PAGE 883

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 }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Gerald J. Sprout and Doris C. Sprout

Greenville County, South Carolina, 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 the State 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 Forty Seven Thousand One Hundred Fifty and No/100 Dollars (\$ 47,150.00), 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, P.O. Box 2259 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 Eight and 51/100 Dollars (\$ 638.51), commencing on the first day of September, 1981, 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, 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 on the South side of Park Avenue (formerly Carrier Street), in Ward Two of the City of Greenville, County of Greenville, State of South Carolina, being a portion of the W.C. Cleveland property and more particularly described as follows:

BEGINNING at a stake on the south side of Park Avenue (formerly Carrier Street), corner of Lot No. 17 and running thence with line of said lots S. 26-59 W. 212.8 feet to a stake on branch, thence with the meanderings of said branch 70.5 feet, more or less, to a stake; thence N. 26-59 E. 220.7 feet to a stake on Park Avenue; thence with Park Avenue N. 63-01 W. 70 feet to the beginning corner, this being Lot 18 in the subdivision of the W.C. Cleveland Property plat of which is recorded in the Cleveland and Williams Plat Book in the RMC Office for Greenville County.

This being the same property conveyed to Mortgagor by deed of John L. Bruin recorded in the RMC Office for Greenville County in Deed Book 1059 at page 583 on June 30, 1977.



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 and interest on the indebtedness evidenced by the said note, at the times and in the manner therein 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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