

KE-82-40  
SOUTH CAROLINA  
FHA FORM NO. 2175M  
(Rev. September 1976)

**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:

GR  
S.C.  
JUN 11 '82  
W. S. SLEASLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: DANIEL D. PRIEBE AND PATSY A. LOOP

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of South Carolina 301 College Street, P. O. Drawer 408, Greenville, South Carolina 29602

organized and existing under the laws of The United States, 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 Thirty-five thousand One-hundred Fifty and no/100ths-----Dollars (\$ 35,150.00 ), with interest from date at the rate of Fifteen and one-half per centum (15-1/2 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina P. O. Drawer 408 in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Four-hundred Fifty-eight and 71/100ths----- Dollars (\$458.71 ), commencing on the first day of June, 1982, 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, 2012.

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 in the County of Greenville, State of South Carolina, containing 1.23 acres, and being known as property of Robert Kenneth Sprouse as shown on plat recorded in the RMC Office for Greenville County in plat book 7-R page 26 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Patrol Club Road, 340 feet more or less from Parker Road, and running thence with the southeast side of Patrol Club Road N30-00E 104.29 feet to an iron pin; thence continuing N34-00E 52.03 feet to an iron pin; thence turning S56-14-33E 343.83 feet to an iron pin; thence turning S33-46W 157.49 feet to an iron pin; thence turning N56.00W 337.2 feet to an iron pin the point of beginning.

This is the same as that conveyed to Daniel D. Priebe and Patsy A. Loop by deed dated and recorded concurrently herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
1108

400 6 007  
34231801

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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