

OCT 18 10 30 AM '82

SOUTH CAROLINA

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: CLETUS LESTER SMITH, JR. AND RACHEAL DIANE SMITH

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

CHARTER MORTGAGE COMPANY

, a corporation organized and existing under the laws of the State of Florida, hereinafter called 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 Two Thousand and No/100----- Dollars (\$ 52,000.00), with interest from date at the rate of twelve and one-half per centum (12.5 %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company, P.O. Box 2139 in Jacksonville, Florida, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of According to the schedule shown at bottom of note Dollars (\$), commencing on the first day of December, 1982, and continuing 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 November, 2012.

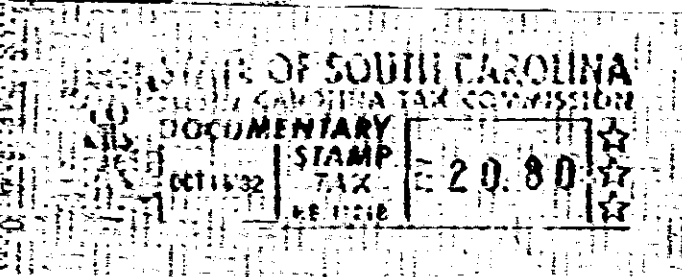
Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property 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, shown as Lot 24 on plat of Sheffield Forest, recorded in the R.M.C. Office for Greenville County in Plat Book AAA, Page 47, and having according to such plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Confederate Circle at the joint corner of Lots 24 and 25 and running thence N. 6-00 W., 150.0 feet to an iron pin; thence along the rear of Lot 24 N. 84-00 E., 100 feet to an iron pin; thence along the common line of Lots 23 and 24 S. 6-00 E., 150 feet to an iron pin on the northern side of Confederate Circle; thence along the northern side of Confederate Circle S. 84-00 W., 100 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Joyce C. Pollard and Janice P. Young recorded in the R.M.C. Office for Greenville County simultaneously herewith.

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DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$ 56,387.51

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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