

200-1589 483

MORTGAGE

LONG, BLACK & GASTON CP S.C.

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 } 55: 1982
SLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, BURTON F. DODD and SUSAN B. DODD

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, a corporation organized and existing under the laws of the State of South Carolina, 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 SIXTY SEVEN THOUSAND TWO HUNDRED AND NO/100 Dollars (\$ 67,200.00).

with interest from date at the rate of Twelve per centum (12.00 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Six Hundred Ninety One and 23/100-----Dollars (\$ 691.23), commencing on the first day of February, 1983, 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 January, 2013

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 on the southeastern side of Pimlico Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 93 on plat of Gower Estates, Section A, prepared by Dalton & Neves, Engineers, dated January, 1960 and recorded in Plat Book QQ at Pages 146 and 147 and having, according to a more recent survey prepared by Freeland and Associates, dated December 14, 1982, entitled "Property of Burton F. Dodd and Susan B. Dodd", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pimlico Road at the joint front corner of Lots 92 and 93 and running thence with the line of Lot 92, S. 54-23 E. 170 feet to an iron pin; thence S. 18-27 W. 76.3 feet to an iron pin at the joint rear corner of Lots 93 and 94; thence with the line of Lot 94 N. 67-54 W. 184.9 feet to an iron pin on the southeastern side of Pimlico Road; thence with the curve of Pimlico Road, the chord of which is N. 29-24 E. 117.2 feet to the beginning point.

THIS is the same property conveyed to the Mortgagors herein by deed of Robert O. Ling and Dorothy N. King, dated December 15, 1982 and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
RECORDED 2088

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.