

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:

FILED
GRF-NV
CO. S. C.
FEB 3 2 55 PM '83
DONNIE JANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN

RICKY L. MILLER AND KARIS A. MILLER, hereinafter called the Mortgagor, send(s) greetings:
24 Buckingham Way, Taylors, South Carolina

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, 102 S. Main St. Greenville, South Carolina

organized and existing under the laws of South Carolina, 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 Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$ 67,500.00).

with interest from date at the rate of Twelve per centum (12 %) 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-four and 31/100 Dollars (\$ 694.31), commencing on the first day of March, 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 February, 2113.

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 western side of Buckingham Way, in the County of Greenville, State of South Carolina, being known and designated as Lot. No. 12 as shown on plat of Windsor Oaks, Section 2, dated February 27, 1979, prepared by Kermit T. Gould, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C at page 13, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Buckingham Way at the joint front corner of Lots Nos. 12 and 13, and running thence with the line of Lot No. 13 N. 79-40-00 W. 134 feet to an iron pin in the line of Avon Park; Thence with the line of Avon Park N. 10-20-00 E. 112 feet to an iron pin at the joint rear line of Lots Nos. 11 and 12; thence with the line of Lot No. 11 S. 79-40-00 E. 134 feet to an iron pin on the Western side of Buckingham Way; thence with the Western side of Buckingham Way S. 10-20-00 W. 112 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Bob Maxwell Builders, Inc. dated February 19, 1982 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1162 at Page 737, on February 22, 1982.

The with conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

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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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