

FILED
GREENVILLE CO. S.C.

OCT 20 3 49 PM '82

DONNIE S. TAKERSLEY

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1596 PAGE 764

MORTGAGE

FILED
GREENVILLE CO. S.C.

MAR 4 2 52 PM '83

DONNIE S. TAKERSLEY
R.M.C.

GORDON E. MANN

BOOK 1583 PAGE 539

This form is subject to the provisions of the National Home Act, which provides for the registration of mortgages in the National Home Act.

28157 DM 1/11/82

Gordon E. Mann

169-6-8

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Charter Mortgage Company

a corporation
hereinafter
organized and existing under the laws of the State of Florida
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 Seven Thousand Seven Hundred and no/100ths
Dollars (\$ 37700.00),

with interest from date at the rate of Twelve and One-Half per centum (12.50 %)
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 Four Hundred
Two and 66/100ths ----- Dollars (\$ 402.66),
commencing on the first day of December, 19 82, and on the first day of each month thereafter until the prin-
cipal 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 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, bar-
gained, 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: *b.i.m.*

ALL that certain piece, parcel or lot of land, with the improvements thereon, situate on the northeastern side of Perry Road, in the County of Greenville, State of South Carolina, being shown as Lot No. 15 on a plat of the Property of Ethel Y. Perry Estate, recorded in the Office of the RMC for Greenville County in Plat Book B at Page 33, and also being shown on a plat prepared for the Property of Gordon E. Mann by Jeffery M. Plumblee, RLS, dated September 23, 1982, and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Perry Road, at the joint front corner of Lots 15 and 16 and running thence with Lot 16 N 50-36 W 108.5 feet to an iron pin; thence N 49-20 E 60.7 feet to an iron pin at the joint rear corner of Lots 15 and Lot 14; thence with Lot 14 S 50-38 E 101.8 feet to an iron pin on the northeastern side of Perry Road; thence with said Road S 43-02 W 60.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deeds of Ida Ruth Cox Miller recorded in Deed Book 1168 at Page 220; Ronnie Lewis Cox recorded in Deed Book 1168 at Page 229; and Thomas Loveland Cox recorded in Deed Book 1168 at Page 222. The above deeds were recorded in the Office of the RMC for Greenville County on June 8, 1982.

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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