

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED  
GREENVILLE S.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

MAY 4 4 48 PM '83  
DONNIE S. WEAVER SLEAY

TO ALL WHOM THESE PRESENTS MAY CONCERN

Charles C. Fayssoux  
Greenville, South Carolina

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
of South Carolina

First Federal Savings and Loan Association

, a corporation  
, hereinafter

organized and existing under the laws of The United States  
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 Two Thousand Seven Hundred Fifty and No/100  
Dollars (\$ 32,750.00 ).

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, 301 College Street, P.O. Drawer 408,  
or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Thirty  
Six and 87/100 Dollars (\$ 336.87 ).  
commencing on the first day of June, 1983, 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 May, 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, 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:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of  
South Carolina, County of Greenville, Gantt Township, being a part of lot carved  
out of the center of the same lot of land that was conveyed to Tom Reid by deed from  
E. C. McNabb, October 7, 1949, recorded in the Office of the RMC for Greenville County  
in Deed Book 393 at Page 220, the same being a part of Tract No. 12 as shown on plat of  
property of E. A. Smythe, et al, made by Dalton & Neves, said plat being recorded in the  
RMC Office for Greenville County in Plat Book D at Page 170 and having metes and bounds  
as shown thereon.

This being the same property acquired by the Mortgagor by deed of James W. Fayssoux recorded  
in the RMC Office for Greenville County in Deed Book 1154 at Page 383 on August 31, 1981.

Said property is shown on a more recent plat prepared by Carolina Surveying Company, entitled  
"Property of Charles C. Fayssoux" and recorded in the RMC Office for Greenville County, South  
Carolina in Plat Book 95 at Page 36 and having, according to said more recent plat, metes  
and bounds as shown thereon.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
MAY 3 1983  
STAMP  
TAX  
13.12

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 encum-  
brances 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.