

# 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.

MAY 16 3 56 PM '83

FHA CASE NO. 461-184836

DONNIE STEWART  
R.H.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. SAMUEL STILWELL  
Greenville, South Carolina

of  
, 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, 301 College Street, P. O. Drawer 408, Greenville, South Carolina, 29602,

a corporation  
organized and existing under the laws of the United States  
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 TWENTY-FOUR THOUSAND ONE HUNDRED AND NO/100----- Dollars (\$24,100.00 ),

with interest from date at the rate of TWELVE----- per centum ( 12.000 % )  
per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association, 301 College Street, in Greenville, South Carolina  
or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED FORTY-SEVEN AND 90/100----- Dollars (\$247.90 ),  
commencing on the first day of July , 19 83, 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 June, 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 Mortgagor 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 certain piece, parcel or lot of land in Greenville Township, Greenville County, S.C., on the western side of Hillside Drive (now known as Converse Street) in Hillside Heights, as shown on a plat recorded in the RMC Office for Greenville County, S.C., in Plat Book F at Page 100, and being more particularly shown on a plat entitled "Property of H. Samuel Stilwell" prepared by Carolina Surveying Co., dated May 9, 1983, recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-S at Page 56, and having such metes and bounds as shown on said latter plat.

This being a portion of the property conveyed to Richard W. Locke and H. Samuel Stilwell by deed of Bankers Trust of South Carolina, N.A., as Successor Trustee under the Last Will and Testament of R. L. Batson, deceased, dated December 29, 1977, and recorded December 30, 1977, in the RMC Office for Greenville County, S.C., in Deed Book 1071 at Page 49. By deed recorded May 12, 1983, in the RMC Office for Greenville County, S.C., in Deed Book 1188 at Page 110, the said Richard W. Locke conveyed his one-half interest in said property to the Mortgagor herein.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 16 1983  
STAMP  
TAX  
09.64

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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