

MORTGAGE

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

FILED GREENVILLE

STATE OF SOUTH CAROLINA, JUN 2 11 31 AM '83 COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: George M. Limbo, Jr. and Ann H. Limbo

Simpsonville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Palmetto Bank

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 FIFTY THOUSAND and NO/100 Dollars (\$ 50,000.00 )

with interest from date at the rate of ELEVEN & ONE-HALF per centum ( 11.50 %) per annum until paid, said principal and interest being payable at the office of The Palmetto Bank, 470 Haywood Road in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Ninety-Five & 50/100 Dollars (\$ 495.50 ), 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 situate, lying and being in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 667, Sheet 2, Section VI of WESTWOOD Subdivision as shown on plat thereof recorded in Plat Book 5P at page 35, in the R/C Office for Greenville County, South Carolina, and having, according to a recent survey of plat of property of George M. Limbo, Jr. and Ann H. Limbo, prepared by J. L. Montgomery, III, R.L.S., dated May 25, 1983 and recorded in the R/C Office for Greenville County, South Carolina in Plat Book 77 at page 77, the following metes and bounds, to-wit:

BEGINNING at an iron pin found on the northerly side of Larchwood Drive at the joint front corner of Lots Nos. 667 and 668 and running thence with the joint line of said lots N. 25-48 W. 120.00 feet to an iron pin found; thence N. 85-03 E. 107.85 feet to an iron pin found; thence S. 89 E. 30.0 feet to an iron pin found at the joint rear corner of Lots 666 and 667; thence with the joint line of lots 666 and 667 S. 1-00 W. 140.0 feet to an iron pin found on the northerly side of Larchwood Drive; thence with the northerly side of Larchwood Drive, the following metes and bounds, to-wit: N. 89 W. 22.2 feet to a point; thence N. 43-21 W. 25 feet to an iron pin found; thence N. 72-23 W. 25.0 feet to an iron pin found; thence S. 81-26 W. 20.0 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Don J. Barger of even date, to be recorded herewith.

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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