

MORTGAGE

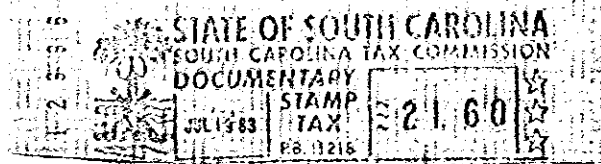
This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 19 4 11 PM '83
DONNIE S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:



Douglas N. Page and Joy L. Page

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, 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 Fifty-four thousand and no/100 ----- Dollars (\$ 54,000.00),

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 in 301 College Street, P.O. Drawer 408 Greenville or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Fifty-five and 45/100 ----- Dollars (\$ 555.45), commencing on the first day of September, 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 August, 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, 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, together with improvements thereon, situate, lying and being on the South side of Riverside Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 22 and the Western portion of Lot 21 on Plat of Property of Ables and Razor filed in the R. M.C. Office for Greenville County in Plat Book E, at Page 153, and being further shown on a Plat entitled "Property of Douglas N. Page and Joy L. Page" dated July 19, 1983 and prepared by Carolina Surveying Co., R. B. Bruce, RLS and having according to said plat the following metes and bounds to-wit:

BEGINNING at an old iron on the southern edge of Riverside Dr., 227.03 feet from the intersection of Riverside Dr. and Ridge Dr., and running thence S. 22-39 E. 174.7 feet to an old iron pin; thence S. 65-36 W. 88.25 feet to an old iron pin, joint rear corner of Lots 22 & 23; running thence along the line of Lot 23 N. 21-34 W. 173.3 feet to an old iron pin along the southern edge of Riverside Dr.; thence with the southern edge of Riverside Dr. N. 64-35 E. 85 feet to an old iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of James H. Cassidy and Vicki D. Cassidy dated July 19, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1192 at Page 636 on July 19, 1983.

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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.