

FILED GREENVILLE CO. S. C. MORTGAGE

BOOK 1518 PAGE 203

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

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STATE OF SOUTH CAROLINA) MORTGAGEE'S address: 470 Haywood Rd, Greenville
COUNTY OF GREENVILLE) R.M.C. South Carolina 29607

TO ALL WHOM THESE PRESENTS MAY CONCERN: Christopher John Ryan & Teresa D. Watson

Greenville County, 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 the State of South Carolina, a corporation
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

Forty-three Thousand Five Hundred & no/100 Dollars (\$ 43,500.00),

with interest from date at the rate of twelve and one-half ----- per centum (12.5 %)

per annum until paid, said principal and interest being payable at the office of
The Palmetto Bank 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 Sixty-four and 26/100 ----- Dollars (\$ 464.26),

commencing on the first day of September, 1983, 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: being shown and designated as Lot Number 68 on plat of Bellingham subdivision, Section IV recorded in Plat Book 5-P at Page 48 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Brookmere Road, joint corner of Lots 68 & 67 and running thence with the joint lines of said lots, S 87-13 E 90 feet to an iron pin, joint rear corner of lots 66, 67, 68 & 69; thence with the joint lines of lots 68 & 69, S 1-25 W 151.9 ft. to an iron pin on the north side of Coalmont Court; thence along the northern side of said Court, N 83-00 W 5.0 feet to a point and continuing with the northern side of said Coalmont Court, N 83-00 W 75.0 feet to a point at the northeastern side of the intersection of Coalmont Court and Brookmere Road; thence with the said intersection, N 37-54 E 35.35 feet to an iron pin on the easterly side of Brookmere Road; thence with the eastern side of said Road, N 7-12 E 120.0 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagors by deed of Ronald L. and Linda K. Meredith dated July 19, 1983 and recorded on even date herewith.

This mortgage specifically includes the metal storage/utility building located on the subject property.

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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.