

**MORTGAGE**

**WITH DEFERRED INTEREST AND INCREASING  
MONTHLY INSTALLMENT**

**GREENVILLE CO. S. C.**

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

**JUL 29 11 05 AM '83**

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

BOOK **1618** PAGE **266**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**DONNIE S. ZAKERSLEY  
R.M.C.**

Meland P. Kelley of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **Weyerhaeuser Mortgage Company, Los Angeles, California (a California Corporation)**

organized and existing under the laws of **California**, 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 Six Hundred Fifty and No/100** Dollars (\$ **50,650.00**).

with interest from date at the rate of **Twelve and three-quarter** per centum (**12.75** %) per annum until paid, said principal and interest being payable at the office of **Weyerhaeuser Mortgage Company**

in **Los Angeles, California** or at such other place as the holder of the note may designate in writing, in monthly installments of **ACCORDING TO SCHEDULE A ATTACHED** Dollars (\$ **XXXXXXXXXXXXXXXXXXXX**), 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. DEFERRAL OF PAYMENT MAY INCREASE THE PRINCIPAL BALANCE TO \$53,336.03.**

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 State of South Carolina:

**ALL that certain piece, parcel or lot of land situate, lying and being on the western side of Sigmon Drive, in the City of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot No. 8 on plat entitled "Verdin Estates, Map III", dated June 6, 1980, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7X, at Page 17, and having, according to said plat, the following metes and bounds:**

**BEGINNING at an iron pin on the western side of Sigmon Drive at the joint front corner of Lots Nos. 8 and 9 and running thence with the line of Lot No. 9, N. 84-19 W. 144.93 feet to an iron pin in the line of property of Verdin Estates; thence with the line of property of Verdin Estates, N. 05-32 E. 70.54 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 7, S. 86-14 W. 143.77 feet to an iron pin on the western side of Sigmon Drive; thence with the western side of Sigmon Drive the chord of which is S. 00-57 W. 40.00 feet to an iron pin; thence continuing with the western side of Sigmon Drive, S. 05-41 W. 54.27 feet to the point of beginning.**

**This is the identical property conveyed to the Mortgagor herein by deed of Westminster Company, Inc., dated July 28, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1193, at Page 287, on July 29, 1983.**

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 and 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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