

MORTGAGE
GREENVILLE, S. C.

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

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

AUG 1 9 51 AM '83
DONNIE S. LANKERSLEY
R.M.C.

REC-1618 PAGE 686

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lance P. Rist and Mary F. Rist of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Palmetto Bank, 470 Haywood Road, Greenville, South Carolina (A South Carolina Corporation), a corporation organized and existing under the laws of South Carolina, 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 Thirty Nine Thousand and No/100----- Dollars (\$ 39,000.00),

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 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 Sixteen and 23/100----- Dollars (\$ 416.23), 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 situate, lying and being on the southern side of Tindal Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 37 on plat entitled, "Property of Cagle Park Company", dated June, 1915, prepared by R. E. Dalton, and recorded in the RMC Office for Greenville County, S. C. in Plat Book C, at Page 238, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Tindal Avenue at the joint front corner of Lots Nos. 36 and 37 and running thence with the line of Lot No. 36, S. 0-53 E. 150 feet to an iron pin in the line of Lot No. 10; thence with the line of Lot No. 10 and continuing with the line of Lot No. 9, S. 89-07 W. 52.5 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 38; thence with the line of Lot No. 38, N. 4-10 W. 150.3 feet to an iron pin on the southern side of Tindal Avenue; thence with the southern side of Tindal Avenue, N. 89-07 E. 61 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Jerre F. Grandstaff and Betty C. Grandstaff, dated July 30, 1983 and recorded in the RMC Office for Greenville County S. C. in Deed Book 1193, at Page 449, on August 1, 1983.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same, together with all and singular 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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