

MORTGAGE

This mortgage is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE S.C.
AUG 10 1 53 PM '83
DONNIE R. H. WISLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARK F. LAWTER and JAN C. LAWTER

Greer, South Carolina

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**

organized and existing under the laws of **The United States of America**, 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 **Thirty Four Thousand, Seven Hundred and no/100ths Dollars (\$ 34,700.00)**.

with interest from date at the rate of **thirteen & one-half** per centum (**13.50** %) per annum until paid, said principal and interest being payable at the office of **First Federal Savings and Loan Association of South Carolina P. O. in Drawer 408, Greenville, S. C. 29602** or at such other place as the holder of the note may designate in writing, in monthly installments of **Three Hundred, Ninety Seven and 66/100ths Dollars (\$ 397.66)** commencing on the first day of **October** 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 **September, 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 lot of land in said State and County, in the City of Greer, designated as Lot No. 17 on plat entitled, "Development No. 2 - Victor Monigan Co.", prepared by Dalton & Neves, Engineers, dated April, 1947 and recorded in Plat Book P at Page 119. The subject property fronts on the southwesterly side of Carolina Avenue, a distance of 105 feet.

THIS is the identical property conveyed to the Mortgagors by deed of G. L. Bramlett, as Surviving Executor under the Will of LeRoy Bramlett, to be recorded of even date herewith.

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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 and interest on the indebtedness evidenced by the said note at the times and in the manner herein provided. Prorogation is reserved to pay the debt in whole or in part and equal to or more than monthly payments on the principal that are next due on the note, on the next day of any month prior to maturity, or if it were not for written notice of an intention to exercise such prorogation is given at least thirty (30) days prior to maturity.

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