

Mortgagee's Mailing Address: P. O. Box 408, Greenville, S. C. 29602

1811 - 755

MORTGAGE

This form is used in connection with mortgages insured under the plan of four-family government-insured National Housing Act.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Karen E. S. Marsh

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 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

Nineteen Thousand and no/100-----Dollars (\$ 19,000.00)

with interest from date at the rate of Twelve and no/100----- per centum (12.00 %) per annum until paid, said principal and interest being payable at the office of

First Federal Savings and Loan Assoc. in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of

One Hundred Ninety Five and 44/100-----Dollars (\$ 195.44) commencing on the first day of August, 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 July 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 those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots 12 and 13, Block E on a plat of Sunny Slope Subdivision recorded in the RMC Office for Greenville County in Plat Book F, at Page 86, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Catabawa Drive at the joint front corner with Lot 11 and running thence along the joint line of Lot 11 S. 23-49 W. 150 feet to an iron pin at the joint rear corner with Lot 11; thence running along a joint line with Lots 14, 15 and 16 N. 66-11 W. 129.8 feet to an iron pin on the eastern side of Charleston Street; thence running along the easterly side of Charleston Street N. 40-40 E. 156.7 feet to an iron pin at the intersection with Catabawa Avenue; thence running along the southerly side of Catabawa Avenue S. 66-11 E. 84.4 feet to an iron pin at the joint front corner with Lot 11, being the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of James A. Church, Leither Hayes and Harold Church of even date to be recorded herewith.

[Faint signature and stamp area]

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 whatsoever 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 as well in installments of equal or more or more monthly payments of the principal that are next due on the note, on the first day of any month in that month, provided that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to the payment.

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