

MORTGAGE

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

FILED
GREENVILLE, S.C.
AUG 31 12 00 PM '83
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.S.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ronald L. Miller and Sandra H. Miller

Simpsonville, 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

, a corporation organized and existing under the laws of The 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 Sixty-three Thousand Seven Hundred Fifty and No/100 Dollars (\$ 63,750.00),

with interest from date at the rate of Thirteen per centum (13.00 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina, 301 College Street, P.O. 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 Seven Hundred Five and 20/100 Dollars (\$ 705.20), commencing on the first day of October, 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 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 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 Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, with improvements thereon, being known and designated as Lot 96, Section III, Poinsettia Subdivision as shown on a plat recorded in Plat Book PPP, Page 141; and being more particularly shown on a plat prepared for Ronald L. Miller and Sandra H. Miller by R. B. Bruce, RLS, dated August 24, 1983 and recorded in Plat Book 9-7 Page 36, and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southern edge of Hillpine Drive, joint front corner with Lot 97, and running thence S. 11-01 E., 123.2 feet to an iron pin; thence turning and running S. 76-52 W., 130.0 feet to an iron pin in the Eastern edge of Aster Drive; thence turning and running N. 13-08 W., 100.0 feet to an iron pin; thence N. 31-23 E., 35.6 feet to an iron pin in the Southern edge of Hillpine Drive; thence N. 75-53 E., 95 feet to an iron pin; thence S. 88-51 E., 15 feet to an iron pin at the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Dorothy J. Norris a/k/a Dorothy J. Norris Carrel, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
AUGUST 25 1983
TAX
25.58

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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