



MORTGAGE

GREENVILLE CO. S.C.

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

OCT 28 12 40 PM '83

FHA CASE # 461-192-252

JOHN S. WILKENSLEY R.M.C.

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T. Arthur H. Brewer

Easley, Pickens County, 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

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 Thirty Five Thousand and No/100 Dollars (\$ 35,000.00)

with interest from date at the rate of thirteen per centum (13.0 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association 301 College Street, P. O. Drawer 408 in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Eighty Seven and 17/100 Dollars (\$ 387.17) commencing on the first day of December, 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 November 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 lying and being situate in the State of South Carolina, County of Greenville, City of Greenville, and being shown as Lot No. 25, Block B of Washington Heights as shown on a plat recorded in the RMC Office for Greenville County in Plat Book M, page 107, and more fully shown on re-survey of said lot prepared by Clarkson Surveying, dated October 24, 1983, reference to which is hereby made for a more complete and accurate description, and according to said plat, being thereon more fully described as follows, to-wit:

BEGINNING at a point on Washington Loop, which point is also on Oak Street; thence along Oak Street S20-00E 55.8 feet; thence leaving street and running along line of property now or formerly owned by Anderson S70-27W 125 feet to a point; thence along line of property of Rice N28-03W 55.8 feet to a point on Washington Loop; thence along Washington Loop N70-27E 132.35 feet to the point of BEGINNING, and being bounded on the north by Washington Loop; bounded on the east by Oak Street; bounded on the south by property now or formerly owned by Anderson; and bounded on the west by property of Rice.

This is the identical property conveyed to Mortgagor herein by deed of Wooten Corporation of Wilmington dated May 28, 1974, recorded August 14, 1974 in Deed Book 1004, page 852 in the RMC Office for Greenville County, South Carolina.



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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. 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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