

APR 27 3 30 PM '76
DONNE S. TANKERSLEY
MORTGAGE

1365-972

STATE OF SOUTH CAROLINA
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN

Herbert L. Kallam and Dorothy M. Kallam
Greenville County, South Carolina

WHEREAS, the Mortgagor is well and truly indebted unto North Carolina National Bank a corporation organized and existing under the laws of the United States whose address is Charlotte, North Carolina, herein lender

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 **Twenty-four Thousand Four Hundred Fifty and No/100** Dollars **\$24,450.00** with interest from date at the rate of **Eight and One-half** per centum **8 1/2** per annum until paid, said principal and interest being payable at the office of **C. Douglas Wilson & Co.** in **Greenville, South Carolina**

or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Eighty-eight and 02/100** Dollars **(\$188.02)** commencing on the first day of **June** 1976 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 **May** 2006.

NOT 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 piece, parcel or tract of land situate, lying and being on the eastern side of Suber Road near the City of Greer, in the County of Greenville, State of South Carolina and known and designated as a 1.236 acre tract as shown on a plat prepared by Freeland & Associates dated April, 1976 entitled "Property of Herbert L. Kallam and Dorothy M. Kallam" and recorded in the R.M.C. Office for Greenville County in Plat Book 5-7 at Page 2 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Suber Road at a point 650 feet, more or less, from the intersection of Suber Road with Brushy Creek Road and running thence with the joint line of this property and property of Ada G. Elmore N. 79-30 E., 347.9 feet to an iron pin; thence S. 33-10 E., 115.9 feet to an iron pin; thence S. 63-07 W., 275.4 feet to an iron pin; thence N. 74-54 W., 69.6 feet to an iron pin; thence S. 72-19 W., 24.6 feet to a nail and cap in the center of Suber Road; running thence with the center of said road N. 25-11 W., 163.0 feet to an iron pin, point and place of beginning.



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 therein 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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