

SOUTH CAROLINA  
FHA FORM NO. 2175M  
(Rev. September 1972)

**MORTGAGE**

FILED  
GREENVILLE CO. S. C.

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

STATE OF SOUTH CAROLINA, }  
COUNTY OF Greenville } ss:

FEB 18 2 28 PM '77  
DONNIE S. TANNERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ricky D. Seabrooks and  
Patricia Y. Seabrooks of  
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto North Carolina National Bank

, 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 in-  
corporated herein by reference, in the principal sum of Eighteen thousand three hundred  
fifty and no/100----- Dollars (\$18,350.00), with interest from date at the rate  
of Eight per centum ( 8 %) per annum until paid, said principal  
and interest being payable at the office of North Carolina National Bank; P. O. Box 10338  
Charlotte, North Carolina in Charlotte, North Carolina 28237  
or at such other place as the holder of the note may designate in writing, in monthly installments of One hundred  
thirty four and 69/100----- Dollars (\$ 134.69 ),  
commencing on the first day of APRIL 1, 19 77, 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 March 1, 2007.

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 Mort-  
gagor 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 lot of land in Gantt Township, Greenville  
County, State of South Carolina, being known and designated as Lot No. 59  
of Pecan Terrace as shown on plat thereof recorded in the RMC Office for  
Greenville County in Plat Book "CG", at Page 9 and having according to  
said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Rocky Knoll Drive at  
the joint front corner of Lots Nos. 59 and 60, which iron pin is 163 feet  
more or less in a northerly direction from the intersection of Mayflower  
Avenue, and running thence along the joint line of Lots 59 and 60  
N. 65-13 E. 89.1 feet to an iron pin; thence N. 2-21 W. 120.8 feet to  
an iron pin at the joint rear corner of Lots Nos. 59 and 58; thence  
along the line of Lot No. 58 S. 64-34 W. 136.5 feet to an iron pin  
on the eastern side of Rocky Knoll Drive; thence along the eastern side  
Rocky Knoll Drive S. 25-26 E. 110 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by Deed of  
Billie C. Hall and Ann H. Hall to be recorded herewith:

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 ab-  
solute, 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 for-  
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-  
sons 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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