

SOUTH CAROLINA
THE FIDELITY UNION
SOUTH CAROLINA

MORTGAGE

Mortgagee's Address:
P. O. Box 10338
Charlotte, NC 28237

1416 827
The Fidelity Union
SOUTH CAROLINA
SOUTH CAROLINA

NCNB LOAN NO. 12551890
FHA CASE NO. 151634

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**CHARLES R. CALLAHAN and
MARY LOUISE CALLAHAN**

hereinafter called the Mortgagors, send greetings:

WHEREAS, the Mortgagors are well and truly indebted unto **NCNB MORTGAGE SOUTH, INC.**

a corporation
organized and existing under the laws of **South Carolina**
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 **TWENTY-ONE THOUSAND EIGHT HUNDRED AND
NO/100-----** Dollars (\$ **21,800.00**) 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 **NCNB MORTGAGE CORPORATION**
in **Charlotte, North Carolina**
or at such other place as the holder of the note may designate in writing, in monthly installments of **ONE HUNDRED
SIXTY-SEVEN and 64/100** Dollars (\$ **167.64**),
commencing on the first day of **January**, 19**78**, 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 **December, 2007**.

NOT KNOWN ALL MEN, That the Mortgagors, 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-
gagors 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 Mortgagors, its successors and assigns, the following-described real
estate situated in the County of **Greenville**
State of South Carolina:

**ALL that lot of land situate on the northeasterly side of Monaview Circle
(formerly Floyd Street), with the buildings and improvements thereon, be-
ing known and designated as LOT NO. 1 on plat of property of J. P. Stevens
& Co., Inc., as recorded in the RMC Office for Greenville County, S. C.,
in Plat Book LLL at page 65 and having according to said plat the follow-
ing metes and bounds, to-wit:**

**BEGINNING at an iron pin on the northeasterly side of Monaview Circle,
said pin being the joint front corner of Lots 1 and 2, and running thence
with the northeasterly side of Monaview Circle N 51-33 W 70 feet to an
iron pin; thence with the southeasterly side of said proposed street in
a curved line, the chord of which is N 47-45 E 111.5 feet to an iron pin;
thence S 51-33 E 52 feet to an iron pin, joining rear corner of Lots 1 and 2;
thence with the common line of said lots S 38-27 W 110 feet to an iron
pin on the northeasterly side of Monaview Circle, the point of beginning.**

**This is the same property conveyed to the mortgagors by deed of Gordon E.
Mann, 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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