

# MORTGAGE

"WITH DEFERRED INTEREST AND INCREASING  
MONTHLY INSTALLMENTS"

This mortgage is made pursuant to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Cathy J. Loyd and Pamela Bennett

of Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NCNB Mortgage South, Inc.

a corporation organized and existing under the laws of State of South Carolina, 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-EIGHT THOUSAND EIGHT HUNDRED and 00/100-----Dollars (\$38,800.00), with interest from date at the rate of nine and one-half per centum (9 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 XXX "ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE" Dollars (\$14.79), commencing on the first day of February, 1979, 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 January, 2009. "DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$40,721.40"

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the abovesaid 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 Mortgagee, which said sum of Three Dollars (\$3) was paid by the Mortgagor at and before the sealing and delivery of these presents, the Mortgagor, as hereinbefore obligated, has granted, bargained, sold, aliened, released, and by these presents does grant, bargain, sell, alien, release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, Greenville, South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 67, as shown on a plat of the subdivision of CHESTERFIELD ESTATES, Section III, recorded in the Office of the S.M.C. for Greenville County, S.C. in plat book 5-P at page 66.

THIS is the same property conveyed to the mortgagors by Westminster Company, Inc. by deed of even date herewith to be recorded.

### MORTGAGEE'S ADDRESS:

PO Box 34069  
Charlotte, NC 28234

Together with all and singular the rights, members, tenements, 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 the right of the Mortgagee, its successors and assigns, to use and enjoyment thereof as hereinafter attached to be 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 whatsoever 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, or earlier, if notice of an intention to exercise such privilege is given at least thirty (30) days prior to payment.

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