MORTGAGE

11 14 to 11 942

with routeages, insured under the to four-family provisions of he National Housing Act.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

organized and existing under the laws of

reference, in the principal sum of

That we, LONNY L. BROWN TO ALL WHOM THESE PRESENTS MAY CONCERN:

and LINDA BROWN

16分4年李丰本公会2套

art englister bleverskering for

Greenville, South Carolina

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

CHARTER MORTGAGE COMPANY

, a corporation , hereinafter the State of Florida called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by EIGHTEEN THOUSAND NINE HUNDRED

Dollars (\$ 18,900.00

Ten per centum (Z) with interest from date at the rate of 10 per annum until paid, said principal and interest being payable at the office of CHARTER MORTGAGE COMPANY Jacksonville, Florida 32207 P. O. Box 10316

or at such other place as the holder of the note may designate in writing, in monthly installments of Dollars (S One hundred sixty-five and 94/100 165.94 , 1979, and on the first day of each month thereafter until the princommencing on the first day of October cipal 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 September, 2009

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: being shown and designated as Lot 3 on a Plat of John R. and Ollie L. Childress Property, recorded in the RMC Office for Greenville County in Deed Book 953, at Page 220. Said Lot fronts 99.8 feet on the south side of Tryon Avenue; runs back an aggregate of 143.5 feet on its eastern boundary; runs back to a depth of 105.0 feet on its western boundary, and has 49.6 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of Marvin L. Bayne, dated August 13, 1979, to be recorded simultaneously herewith.

"The Mortgagor covenants and agree that so long as this mortgage and the said note secured hereby are insured under the National Housing Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgage property on the basis of race, color, or creed. Upon any violation of this undertaking, the mortgagee may, at its option, declare the unpaid balance of the mortgage immediately due and payable .:

Tolether 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 an 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 anythention to exercise such privilege is given at least thirty (30) days prior to prepayment.

HUD-92175M (1-79)

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Replaces Form FHA-2175M, which is Obsolete