

GREENVILLE, S.C.
RECORDED
11 07 AM '80
R.M.C.
WALTERSLEY

MORTGAGE

BOOK 1501 PAGE 100
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:

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ARTHUR J. STERLING AND HATTIE B. STERLING

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

WHEREAS, the Mortgagor is well and truly indebted unto
THE SOUTH CAROLINA NATIONAL BANK

a corporation
organized and existing under the laws of the United States of America, 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 Eighteen Thousand Fifty and no/100-----
-----Dollars (\$ 18,050.00).

with interest from date at the rate of thirteen per centum (13 %)
per annum until paid, said principal and interest being payable at the office of The South Carolina National Bank,
P. O. Box 168 in Columbia, S. C. 29202
or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Ninety
Nine and 81/100----- Dollars (\$ 199.81).
commencing on the first day of June, 1980, and on the first day of each month thereafter until the prin-
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 May, 2010.

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, bar-
gained, 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 with all buildings and improvements
thereon, situate, lying and being on the northeastern side of Hubert Street
in the Town of Greer, Greenville County, South Carolina, being bounded on
the north by lot now or formerly of S. P. Hudson; on the east by lot now
or formerly owned by Mrs. R. J. Fisher; on the south by Hubert Street; and
on the west by lot now or formerly owned by W. T. Hinson, and having accord-
ing to a more recent survey thereof entitled PROPERTY OF ARTHUR J. STERLING
AND HATTIE B. STERLING made by Freeland & Associates dated April 17, 1980
recorded in the R.M.C. Office for Greenville County, South Carolina in Plat
Book 7-Z at Page 24 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Hubert Street, said
iron pin being located 215 feet, more or less, in a westerly direction from
the intersection of Hubert Street with James Street and running thence N.
20-05 E. 177.8 feet to an iron pin; thence N. 67-32 W. 62.3 feet to an
iron pin; thence S. 17-22 W. 174.2 feet to an iron pin on the northeastern
side of Hubert Street; thence along the northeastern side of Hubert Street,
S. 63-13 E. 54.3 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Arthur J. Sterling and
Hattie B. Sterling by deed of F. E. Cooper of even date 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 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 encum-
brances 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 an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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