

MORTGAGE

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

WHEREAS: JOHN J. MOSES and SARAH JEANETTE MOSES

Greenville, South Carolina of
, hereinafter called the Mortgagor, is indebted to

First Federal Savings & Loan Association of Greenville, South Carolina, a corporation organized and existing under the laws of the United States, hereinafter called 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 Forty Thousand and No/100----- Dollars (\$ 40,000.00), with interest from date at the rate of eleven and one-half per centum (11.5 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association, P.O. Box 408, 301 College St., Greenville, S. C. 29602, in , or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Three Hundred Ninety-Six and 40/100----- Dollars (\$ 396,40), commencing on the first day of September , 1980, and continuing 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 August , 2010.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

ALL that certain piece, parcel or lot of land, situate, lying and being in Gantt Township and being known and designated as Lot 230 as shown on a plat of Belle Meade Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book GG, at Page 187 and also being known and designated as the property of John J. Moses and Sarah Jeanette Moses according to a plat made by R. B. Bruce on July 1, 1980, to be recorded herewith, reference being had to said most recent plat for a more complete metes and bounds description.

This conveyance is made subject to any restrictions, easements, or rights-of-way which are a matter of public record or which an inspection of the premises would or should reveal.

The above-described property is the same acquired by the Mortgagors by deed from Lonny J. Jackson, dated July 7, 1980, to be recorded herewith.

Should the Veterans Administration fail or refuse to issue a guaranty of the loan secured by this mortgage under the provisions of the Serviceman's Act of 1944, as amended, within sixty days from the date of the loan would normally become eligible for such guaranty, the Mortgagee may, at its option, declare all sums secured hereby immediately due and payable.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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