

OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, S. C.

PH '80 MORTGAGE

This form is used in connection with mortgages insured under the one-to-four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

} ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN

John F. Hansley and Lisa G. Hansley

Greenville, S. C.

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

WHEREAS, the Mortgagor is well and truly indebted unto NCNB MORTGAGE CORPORATION, a corporation organized and existing under the Laws of North Carolina, hereinafter called the Mortgagee, as evidenced by the certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of ~~forty-eight thousand seven hundred and eleven and one-half~~ ^{forty-eight thousand seven hundred and eleven and one-half} Dollars (\$48,750.00), with interest from date at the rate of ~~eleven and one-half~~ ^{eleven and one-half} per centum (11.5%) 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 ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE, commencing on the first day of September, 1980, 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 DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$52,300.50

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:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter to be constructed, situate, lying and being in the State of South Carolina, County of Greenville, near the city of Greenville, located at the southeast intersection of Confederate Circle and Brookridge Drive, known and designated as Lot No. 59, Sec. 2 of a subdivision known as Sheffield Forest, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB at Page 61A, and being described according to a more recent plat for John F. Hansley and Lisa G. Hansley, prepared by Carolina Surveying Co., dated July 10, 1980, recorded in Plat Book S-C at Page 36 on July 15, 1980, more particularly, as follows:

BEGINNING at an iron pin on the eastern side of Brookridge Drive at the joint front corner of Lots 58 and 59 and running thence with the joint line of said lots, N. 82-14 E. 161 feet to an iron pin; thence running N. 6-00 W. 130 feet to an iron pin on the southern side of Confederate Circle; running thence with the southern side of said Circle S. 84-0 W. 125 feet to an iron pin at the intersection of Confederate Circle and Brookridge Drive, which intersection is curved, the chord of which is S. 41-19 W. 36.7 feet to an iron pin on the eastern side of Brookridge Drive; running thence with the eastern side of said Drive S. 1-22 E. 110 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein (see below) 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 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 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.

by Roy C. Moore, dated July 15, 1980, and recorded in the RMC FA4-2175M (1-78) Office for Greenville County in Deed Book 1129 at Page 248 NCNB5922D (9-79) on July 15, 1980.

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