

LOVE, THORNTON, ARNOLD & T. MASON
P. O. BOX 10045
GREENVILLE, SOUTH CAROLINA

FILED
GR **MORTGAGE**

APR 2 12 39 PM '81

BOOK 1533 PAGE 902

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:

DONALD W. WALKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Cameron E. Smith and Joan B. Smith

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

WHEREAS, the Mortgagor is well and truly indebted unto Charter Mortgage Company,
P. O. Box 2259, Jacksonville, Florida 32232

organized and existing under the laws of Florida, a corporation
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 Sixteen Thousand One Hundred Fifty and no/100ths -----
Dollars (\$ 16,150.00).

with interest from date at the rate of Thirteen and one/half per centum (13.50 %)
per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company

in Jacksonville, Florida
or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Eighty
Five and 08/100ths ----- Dollars (\$ 185.08),
commencing on the first day of April, 19 81, 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 March, 2011.

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 improvements thereon or
hereafter constructed thereon, situate, lying and being on the southwestern
side of Sixth Avenue in the County of Greenville, State of South Carolina,
being shown and designated as Lot No. 202 of Section I on plat of F. W.
Poe Manufacturing Company, prepared by Dalton & Neves, dated July 1950,
recorded in Plat Book Y, pages 26-31 and being described more particularly,
according to a recent plat of Cameron E. Smith and Joan B. Smith, prepared
by Freeland & Associates, dated February 18, 1981, recorded in Plat Book
at page , to-wit:

BEGINNING at an iron pin on the southwestern side of Sixth Avenue at the
joint front corner of Lots 202 and 203 and running thence along the south-
western side of Sixth Avenue S. 41-06 E. 75 feet to an iron pin at the
joint front corner of Lots 201 and 202; thence along the common line of
said lots S. 48-58 W. 98.2 feet to an iron pin at the joint rear corner
of said lots; thence N. 41-06 W. 75 feet to an iron pin at the joint rear
corner of Lots 202 and 203; thence along the common line of said lots N.
48-58 E. 98.2 feet to an iron pin at the joint front corner of said lots
on the southwestern side of Sixth Avenue, the point of beginning.

DERIVATION: Deed of P. Randall Bentley and Edward C. Case recorded March 2 ,
1981 in Deed Book 1143 at page 487

Together with all and singular the rights, members, hereditaments,
or appertaining, and all of the rents, issues, and profits which may ar
lighting fixtures and equipment now or hereafter attached to or used
the same belonging or in any way incident
and including all heating, plumbing, and
estate herein described.

TO HAVE AND TO HOLD, all and singular the said premise unto Mortgagee, its
The Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove descri
fee simple absolute, that he has
good right and lawful authority to sell, convey, or encumber the same, and that the premises are
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 of 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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