

FILED GREENVILLE CO. S.C.

JUL 31 1 07 PM '81

DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: PETER C. LANGFORD AND NANCY S. LANGFORD

FILED GREENVILLE CO. S.C. JUL 31 12 11 PM '81 DONNIE S. TANKERSLEY R.M.C.

Taylor, S.C.

DONNIE S. TANKERSLEY R.M.C.

WITH DEFERRED INTEREST AND INCREASING INSTALLMENTS

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$43,906.06

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CHARTER MORTGAGE COMPANY

organized and existing under the laws of South Carolina 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

Forty one Thousand one Hundred and Fifty & no/100 Dollars (\$ 41,150.00)

with interest from date at the rate of Fourteen point five per centum (14.5 %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company in Jacksonville, Fla.

or at such other place as the holder of the note may designate in writing, in monthly installments of see schedule A (on Back) Dollars (\$) commencing on the first day of May, 1981, 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 April, 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, 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, situate, lying and being on the southeastern side of East Lee Road, Greenville County, South Carolina, being shown and designated as Lot 2 on a Plat of OAKWOOD acres, recorded in the RMC Office for Greenville County in Plat Book MM, at Page 135, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of East Lee Road, joint front corner of Lots 1 and 2, and running thence with the common line of said Lots, S 74-00 E, 175 feet to an iron pin in the Subdivision property line; thence N 16-36 E, 91.4 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the common line of said Lots, N 74-28 W, 176.7 feet to an iron pin on the southeastern side of East Lee Road; thence with said Road, S 15-30 W, 90 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to mortgagor by deed recorded at deed book 1146, Page 388 of Edward Oam and Virginia L. Crist 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 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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Corrective Mortgage of Book 1541, page 440 Corrective Mortgage of Book 1538, Page 484 Corrective Mortgage of Book 1548, page 816

BOOK 1541 PAGE 180 BOOK 1548 PAGE 816 This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act. BOOK 1551 PAGE 492