

FILED
GREENVILLE MORTGAGE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. ...
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Peter A. Steveson

Greenville, South Carolina

of
hereinafter called the Mortgagor, send(s) greetings

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of South Carolina

organized and existing under the laws of South Carolina, 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 Twenty-two thousand five hundred and No/100----- Dollars (\$22,500.00).

with interest from date at the rate of Thirteen and one-half per centum (13.5%) per annum until paid, said principal and interest being payable at the office of the Mortgagee, 301 College Street in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two hundred fifty-seven and 72/100----- Dollars (\$257.72) commencing on the first day of October, 1983, 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 September, 2013.

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 buildings and improvements, situate, lying and being on the western side of North Florida Avenue (formerly known as Ninth Avenue), in Greenville County, South Carolina, being shown and designated as Lot No. 17, Block C, on a plat of JUDSON MILLS, NO. 2 VILLAGE, made by Dalton & Neves, dated March, 1939, recorded in the RMC Office for Greenville County, S.C., in Plat Book KK, pages 1 and 2, reference to which is hereby craved for the metes and bounds thereof.

The above-described property is the same conveyed to Grantor by Deed of Randolph L. Scott and Kathryn L. Scott, recorded in the RMC Office of Greenville County, South Carolina, in Deed Book 1194 at page 896 on August 23, 1983.

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 and 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 Mortgagee further covenants to warrant and forever defend and support the premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may ever lawfully claim the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the mortgage as provided in the said promissory note in the manner herein provided. Payment is required only when the debt is due and payable, and the Mortgagee shall not be liable for the principal that is next due on the date of the maturity of the debt, or for any interest thereon, until the principal is paid in full or until the next day after the date of the maturity of the debt, or until the principal is paid in full or until the next day after the date of the maturity of the debt, or until the principal is paid in full or until the next day after the date of the maturity of the debt.

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