

MORTGAGE.

BOOK 1328 PAGE 321

State of South Carolina,

County of

To All Whom These Presents May Concern

David A. Geyer and Virginia B. Geyer

hereinafter spoken of as the Mortgagor send greeting.

Whereas David A. Geyer and Virginia B. Geyer

North Carolina National Bank

is justly indebted to ~~Ex Douglas Wilson & Co.~~, a corporation organized and existing under the laws of the United States, whose address is Charlotte, North Carolina, herein lender ~~State of South Carolina~~, hereinafter spoken of as the Mortgagee, in the sum of

Thirty Two Thousand Eight Hundred Fifty and NO/100 Dollars

(\$ 32,850.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain note or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Thirty Two Thousand Eight Hundred Fifty and NO/100

Dollars (\$ 32,850.00)

with interest thereon from the date hereof at the rate of 8.8 per centum per annum, said interest to be paid on the 1st day of January 19 75 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of January 1975, and on the 1st day of each month thereafter the sum of \$ 259.61 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of November, 2004, ~~19XX~~, and the balance of said principal sum to be due and payable on the 1st day of December, 2004, ~~19XX~~; the aforesaid monthly payments of \$ 259.61 each are to be applied first to interest at the rate of 8.8 per centum per annum on the principal sum of \$32,850.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said note and for the better securing the payment of the said sum of money mentioned in the condition of the said note with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the easterly side of Havenhurst Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 111 of Homestead Acres, Section 2, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KKK, Page 15.

ALSO included herein is all wall to wall carpeting installed in said premises, it being the intention of the parties hereto that said carpeting shall constitute a part of the real estate.

The Mortgagor covenants to pay the premiums for mortgage loan insurance obtained as they become due and payable. In the event such premiums are payable annually, one-twelfth of such annual premium shall be paid with tax and insurance deposits and all of the covenants of the paragraph for such escrow deposits shall be applicable to the Mortgage loan insurance premiums. In the event Mortgagors fail to pay such premiums, or make such deposits, the Mortgagee may make such advances therefor; such advances shall be due and payable on demand and shall be secured hereby. Failure to reimburse Mortgagee for such advances shall, at the option of the Mortgagee, constitute a default and shall accelerate the indebtedness secured hereby.



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