

MORTGAGE

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

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TAYLOR
MAY 11 '83

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, WILLIS PONDER TROTTER, JR.

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.

organized and existing under the laws of The State of South Carolina, a corporation 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 Fifty Eight Thousand and No/100----- Dollars (\$ 58,000.00),

with interest from date at the rate of Twelve----- per centum (12 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. in Charleston, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred and Ninety Six and 60/100----- Dollars (\$ 596.60), commencing on the first day of May, 19 83, 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, 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.69 acres on a plat entitled "Property of Willis Ponder Trotter, Jr." dated February 13, 1982, and recorded February 25, 1982, in Greenville County Plat Book 8-Y at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Log Shoals Road, and running thence S. 71-14 E. 399.2 feet to an old iron pin at the joint corner with Lot No. 4 of Gillin Place; thence with the joint line with Lots 4, 3, 2 and 1 of Gillin Place, S. 66-10 W. 450 feet to an old iron pin; thence continuing with the common line with Lot 1 of Gillin Place, N. 60-59 W. 89.5 feet to an old iron pin on the eastern edge of Log Shoals Road; thence with the eastern edge of Log Shoals Road, N. 22-43 E. 289.1 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Betty Howard Trotter, Gary Lee Trotter and Preston Howard Trotter, dated February 24, 1982, and recorded February 25, 1982, in Greenville County Deed Book 1162 at Page 901.

Also included in this mortgage and specifically covered thereby are the range and oven located in the dwelling situate on the subject real estate which are attachments thereto.

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.