

# MORTGAGE

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

FILED  
GREENVILLE S.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

MAY 17 4 11 PM '83  
DONNA S. SLEBY  
R.H.E.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES W. WALL

of  
, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation  
organized and existing under the laws of **The United States of America**, 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 **Sixteen Thousand, Five Hundred, Fifty and NO/100-----**  
-----Dollars (\$ **16,550.00** ),

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 **First Federal Savings & Loan Association of South Carolina** in **Greenville, South Carolina 29602**  
or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred, Seventy and 24/100-----** Dollars (\$ **170.24** ),  
commencing on the first day of **June J.W.**, 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 **May**, 2013

*J.W.*  
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 in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greer, being known and designated as Lot 92 of Greer Mill Village, as shown on plat recorded in the RMC Office for Greenville County in Plat Book Y at Pages 138 and 139, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on Bobo Street, joint front corner of Lots 92 and 93, and running thence along the common line of said lots, S. 73-40 W. 117.0 feet to an old iron pin; thence turning and running along the rear line of Lot 92, N. 16-13 W. 77.0 feet to an old iron pin; thence turning and running along the common line of Lots 91 and 92, N. 73-40 E. 117.0 feet to an old iron pin on Bobo Street; thence turning and running along said Bobo Street, S. 16-13 E. 77.0 feet to an old iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, dated September 8, 1981 and recorded in the RMC Office for Greenville County on September 11, 1983 in Deed Book 1154 at Page 952.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 17 '83  
STAMP  
TAX  
\$ 06.64

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.

MAY 17 1983 1097  
A. COOCT