SOUTH CAROLINA FHA FORM NO. 2175W (Rev. September 1976)

MORTGAGE

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

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: S. TANKERSLEY

William Rucker Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

NCNB Mortgage South, Inc.

organized and existing under the laws of the State 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 Sixteen Thousand Nine Hundred and 00/100

Dollars (\$ 16,900), with interest from date at the rate

of **Eight** and interest being payable at the office of

ollars (\$ 10,900), with interest from date at the rate per centum (8 %) per annum until paid, said principal NCNB Mortgage South, Inc.

in Charlotte, North Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of

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, together with buildings and improvements, thereon, situate, lying and being on the Morthage and the formula of

State of South Carolina: All that piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being on the Northern side of Picardy Drive in Greenville County, South Carolina, being shown and designated as Lot No. 166 on a Plat of IDLEWILD, Sheet No. 1, made by Enwright Associates, Engineers, dated January 17, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N at Page 54, reference to which is hereby craved for the metes and bounds thereof. This being the identical property conveyed to Patricia Potts Grindstaff by deed of Lindsey Builders, Inc. dated August 14, 1972 and recorded in the Greenville County R.M.C. Office in Deed Book 952 at Page 4.

This being the same property heretofore conveyed to William Rucker by deed of Patricia Roberts Harris, Secretary of Housing and Urban Development, dated May 11, 1977, to be recorded simultaneously with this mortgage in Deed Book 105 1 at Page 160.

This is a purchase money mortgage given for the purpose of securing the unpaid portion of the purchase price of the above described property.

Mortgagee's Mailing Address:

NCNB Mortgage South, Inc. P.O. Box 65080 Charlotte, North Carolina 28255

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 serzed 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 and interest on the indebtedness evidenced by the said note, at the times and in the manner therein 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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