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# MORTGAGE

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

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } 888

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Maurice P. Witt and Nancy S. Witt  
Greer, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Charter Mortgage Company, a corporation organized and existing under the laws of the State of Florida, 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 Forty-seven Thousand Nine Hundred and No/100-----Dollars (\$ 47,900.00----), with interest from date at the rate of Eleven and one-half----- per centum ( 11.5-----) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company, Post Office Box 2259, in Jacksonville, Florida 32232 or at such other place as the holder of the note may designate in writing, in monthly installments of ACCORDING TO SCHEDULE A OF SAID NOTE Dollars (\$-----), commencing on the first day of August, 19 80, 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 July, 2010. \*\*

NOT, KNOR 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 of those lots of land in the County of Greenville, State of South Carolina, in Chick Springs Township, shown as Lots Nos. 1 and 2 on plat of ALVIN H. JONES recorded in the R.M.C. Office for Greenville County in Plat Book NN, at page 191, and having, according to a more recent plat of said property prepared by Jeffery M. Plumlee, RLS #7881, dated June 26, 1980, entitled survey for "Maurice P. Witt and Nancy S. Witt" and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-A, at page 37, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Hudson Road at the northeastern corner of property now or formerly belonging to Talbert, and running thence along the line of said Talbert property, S. 84-15 W. 196.0 feet to an iron pin; thence along the line of property now or formerly belonging to Wade, S. 67-04 W. 59.3 feet to an iron pin; thence N. 31-14 W. 243.3 feet to an iron pin; thence N. 84-34 E. 351.8 feet to a nail and cap in the center of Hudson Road; and thence with said Hudson Road, S. 7-18 E., 200.3 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors by deed of Merrill Lynch Relocation Management, Inc. recorded of even date herewith.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

\*\*DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$51,388.59.

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 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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