

MORTGAGE

THIS DOCUMENT IS SUBJECT TO THE FEDERAL HOUSING ADMINISTRATION'S POLICY OF ASSISTING THE NATIONAL HOUSING ACT.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carlton Jones & Frances M. Jones

Piedmont, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto Samuel R. Pierce, Jr., Secretary of

Housing and Urban Development

a corporation
hereinafter

organized and existing under the laws of the United States
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 Thirty Thousand Four Hundred and no/100-----
Dollars (\$ 30,400.00).

with interest from date at the rate of eight per centum (8 %)
per annum until paid, said principal and interest being payable at the office of the Department of Housing and
Urban Development in Atlanta, Georgia

or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred
Twenty-three and 07/100----- Dollars (\$ 223.07).

commencing on the first day of September 1983 and on the first day of each month thereafter until the prin-
cipal 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 August 1990. (83 monthly installments of principal and interest
of \$223.07 and a final lump sum payment of \$28,335.58 due August 1, 1990.)

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, bar-
gained, 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
on the Eastern side of Third Day Street, near the City of Greenville,
County of Greenville, State of South Carolina, being shown and designated
as Lot No. 40, as shown on a plat entitled "Canterbury Subdivision, Section
II", prepared by Heaner Engineering Co., Inc., dated July 17, 1972, and
recorded in the RMC Office for Greenville County, SC, in Plat Book 4-R,
at Page 32, and as shown on a revision of said subdivision plat prepared
by Heaner Engineering Co., Inc., revised through August 11, 1975, and
recorded in the RMC Office for Greenville County, SC, in Plat Book 5-D,
at Page 88, and having, according to said plat, the following metes and
bounds: BEGINNING at an iron pin on the Eastern side of Third Day Street
at the joint front corner of Lots No. 39 and 40 and running thence with the
line of Lot No. 39 N. 88-50-09 E. 116.52 feet to an iron pin in the rear
line of Lot No. 32; thence with the rear line of Lot No. 32 N. 00-52 E. 30
feet to an iron pin in the rear line of Lot No. 31; thence with the rear line
of Lot No. 31 N. 12-28 W. 72.47 feet to an iron pin at the joint rear corner
of Lots No. 40 and 41; thence with the line of Lot No. 41 S. 72-19-45 W.
120.17 feet to an iron pin on the Eastern side of Third Day Street; thence
with the Eastern side of Third Day Street S. 12-53 E. 36 feet to an iron
pin; thence with the curve of the Eastern side of Third Day Street, the
chord of which is S. 09-32-22 E. 32 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident
of 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 encum-
brances 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 debt evidenced by the said note at the times and in the
manner herein provided. Prudence is reserved to pay the debt in whole or in part in equal or unequal payments on
the principal that are next due on the note, on the first day of any month or on the first day of any quarter or on the first day of any year
or at any time or times to be determined by the Mortgagee.

RECORDED

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