

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

# MORTGAGE

This form is used in connection with mortgages insured under the new anti-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

31 3 31 1977  
JAMES A. SCOTT, III  
JOY B. SCOTT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES A. SCOTT, III, and JOY B. SCOTT

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto PANSTONE MORTGAGE SERVICE, INC.

a corporation organized and existing under the laws of Georgia 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 Thirty-Three Thousand One Hundred and No/100 Dollars (\$ 33,100.00 ), with interest from date at the rate of Eight & One-Half per centum ( 8-1/2 %) per annum until paid, said principal and interest being payable at the office of Panstone Mortgage Service, Inc. in

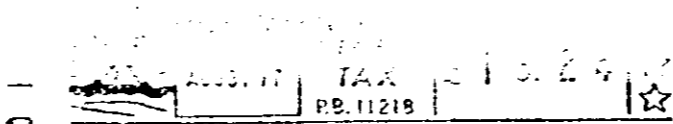
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Fifty-Four and No/100 Dollars (\$ 254.54 ), commencing on the first day of October, 19 77, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 2007

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 18 on a plat entitled "Annisia Acres", said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 63, and being more particularly described according to a recent plat entitled, "Property of James A. Scott, III and Joy B. Scott" by Carolina Surveying Co., dated August 30, 1977, as follows:

BEGINNING at a point on the southern side of Emily Lane at the joint front corner of Lots 17 and 18 and running thence with the line of Lot 17 S. 7-46 E. 310.8 feet to a point on a branch; thence with the branch as the line N. 78-30 W. 111.2 feet to a point in the rear corner of Lots 18 and 19; thence with the line of Lot 19 N. 7-46 W. 275.6 feet to a point on the southern side of Emily Lane; thence with the southern side of Emily Lane N. 82-14 E. 105 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William P. Rudisill and R. Frank Plaxco of even date herewith.



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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