

1422-001

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

# MORTGAGE

This instrument is subject to the provisions of the National Housing Act of 1934, as amended, and the National Housing Act of 1954.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, TIMOTHY E. REEVES

Greenville County, S. C. 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 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 TWENTY FOUR THOUSAND SIX HUNDRED FIFTY --- Dollars (\$ 24,650.00 ), with interest from date at the rate of eight & one-half per centum ( 8½ ) per annum until paid, said principal and interest being payable at the office of NCNB MORTGAGE CORPORATION in Charlotte, North Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of ONE HUNDRED EIGHTY-NINE & 56/100 --- Dollars (\$ 189.56 ), commencing on the first day of MARCH 1978 , 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 FEBRUARY, 2008.

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 in the county of Greenville, state of South Carolina, on the northeast side of SC HWY. 23-344, containing 3.89 acres, as shown on plat of Mrs. Leona C. Rainey Property recorded in the RMC Office for Greenville County in plat book 4 W page 79 of the RMC Office for Greenville County, and having according to a more recent survey made by James R. Freeland, RLS, Jan. 9, 1978, the following metes and bounds, courses and distances, to-wit:

Beginning at a concrete monument on the northeast side of SC HWY 23-344, corner of lot No. 8 of Westwood Subdivision, and running thence with the northeast side of said road, N. 45-25 W. 392.51 feet to an iron pin; thence N. 38-14 E. 100.23 feet to an iron pin; thence N. 52-34 W. 50 feet to an iron pin; thence N. 38-03 E. 227.11 feet to an iron pin; thence S. 62-21 E. 466.67 feet to an iron pin corner of Lot No. 8; thence with the line of said lot S. 40-29 W. 456.19 feet to the beginning corner.

This is a portion of the land conveyed to mortgagor by Merrill Green by deed dated Jan. 30, 1978 to be recorded simultaneously with this mortgage.

MORTGAGEE'S ADDRESS:  
NCNB Mortgage South, Inc.  
PO Box 10338  
Charlotte, N. C. 28237

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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