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

# MORTGAGE

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

P.O. Box 10339, Charlotte  
STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Nadaniel Fair and Barbara G. Fair of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
NCNB Mortgage South, Inc.

, a corporation  
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 in-  
corporated herein by reference, in the principal sum of Seventeen Thousand Nine Hundred and  
No/100-----Dollars (\$ 17,900.00 ), with interest from date at the rate  
of Nine and One-half per centum ( 9½ %) per annum until paid, said principal  
and interest being payable at the office of 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 One Hundred  
Fifty and 54/100-----Dollars (\$150.54 ),  
commencing on the first day of November, 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 October, 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 Mort-  
gagor 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, situate, lying and  
being in the State of South Carolina, County of Greenville, on the south-  
eastern side of Ridgeway Drive, and being shown and designated as Lot No.  
33, on a plat of Woodfields Subdivision, recorded in the R.M.C. Office  
for Greenville County in Plat Book S, at Page 7, and having, according  
to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Ridgeway Drive at  
the joint front corner of Lot Nos. 32 and 33, and running thence along  
Ridgeway Drive, N. 44-09 E. 70 feet to an iron pin at the joint front corner  
of Lot Nos. 34 and 33, running thence along the common line of said Lots,  
S. 45-51 E. 216.7 feet to an iron pin at the joint rear corner of said  
lots; thence turning and running S. 48-49 W. 70.2 feet to an iron pin at  
the joint rear corner of Lot Nos. 32 and 33; thence turning and running  
along the common line of said Lots, N. 45-51 W. 211.1 feet to the point  
of beginning.

This being the same property conveyed unto the Mortgagor herein by  
deed from Rickey Hoffman and Carolyn M. Hoffman, of even date to be recorded  
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 ab-  
solute, 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 for-  
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-  
sons 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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