

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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBIN D. PERRY

Travelers Rest, South Carolina . hereinafter called the Mortgagor, send(s) greetings:

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

organized and existing under the laws of State of Georgia, a corporation 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 SEVENTEEN THOUSAND EIGHT HUNDRED AND NO/100 Dollars (\$ 17,800.00 ), with interest from date at the rate of NINE AND ONE-HALF per centum ( 9 1/2 %) per annum until paid, said principal and interest being payable at the office of Panstone Mortgage Service, Inc., 1011 W. Peachtree St., N.W., P.O. Box 54098 in Atlanta, Georgia or at such other place as the holder of the note may designate in writing, in monthly installments of ONE HUNDRED FIFTY FIVE AND 57/100 Dollars (\$ 155.57 ), commencing on the first day of January, 1979, 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 December, 2003

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, together with the improvements thereon, situate, lying and being in Bates Township, County of Greenville, State of South Carolina, on the western side of Old Buncombe Road, and being shown on a plat entitled "Property of Robin D. Perry" by W.R. Williams, Jr., Surveyor, dated October 27, 1978 and recorded in the Greenville County R.M.C. Office in Plat Book 64 at Page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Old Buncombe Road 230 feet from the intersection of Old Buncombe Road and Williams Circle and running thence along the western side of said Old Buncombe Road, S. 2-09 E., 77.6 feet to a R.R. spike, joint front corner of the within property and property of Robert A. League, Jr.; thence turning and running along the joint line of the within lot and property of said Robert A. League, Jr., S. 82-48 W., 293.3 feet to an iron pin, joint rear corner of the within property and property of said Robert A. League, Jr.; thence turning and running N. 1-52 E., 136.1 feet to an iron pin; thence turning and running S. 85-37 E., 284.4 feet to an iron pin, the point of beginning.

THIS being the identical premises heretofore conveyed to the mortgagor by Deed of Robert Allen League, Sr. dated November 10, 1978 and recorded November 14, 1978 in Deed Book 1091 at Page 844 in the Greenville County R.M.C. Office; by Deed of Jesse Cox League dated November 10, 1978 and recorded November 14, 1978 in Deed Book 1091 at Page 847 in said R.M.C. Office and by Deed of George Norwood League dated November 10, 1978 and recorded November 14, 1978 in Deed Book 1091 at Page 846 in said R.M.C. Office.

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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