

MORTGAGE

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

MORTGAGEE'S ADDRESS:
P. O. Box 34069
Charlotte, North Carolina 28234

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Larry O. Estep and Polly A. Estep

Greenville County, South Carolina, 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 the State of South Carolina, 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 Twenty-Six Thousand Eight Hundred and No/100 Dollars (\$ 26,800.00), 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 NCNB Mortgage Corporation, P. O. Box 34069 in Charlotte, North Carolina 28234

or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Twenty-Five and 35/100 Dollars (\$ 225.35), commencing on the first day of January, 19 79, 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, 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, situate, lying and being in the County of Greenville, State of South Carolina, in Fairview Township, on the northern side of Nash Mill Road about five miles west of the Town of Fountain Inn, and being known as a 1 acre tract on a plat entitled "Property of Walter F. Walden", prepared by T. H. Walker, Jr., R.L.S., dated April 5, 1973, recorded in the RMC Office for Greenville County in Plat Book 6-W at Page 28 and being shown on a more recent plat entitled "Property of Larry O. Estep and Polly A. Estep", prepared by Carolina Surveying Company, dated November 16, 1978, recorded in the RMC Office for Greenville County in Plat Book 6X at Page 40, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Nash Mill Road, 2640 feet from the intersection of Nash Mill Road and Fairview Road, joint front corner of the within described property and that now or formerly of Paul and Mary Birlyrakis and running thence N.04-05 E. 213.8 feet to a point; running thence S.88-09 E. 204.9 feet to a point; running thence S.04-05 W. 213.8 feet to a point on the northern side of Nash Mill Road; running thence with the northern side of said Nash Mill Road, N.88-09 W. 204.0 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Walter F. Walden and Julia P. Walden recorded in the RMC Office for Greenville County on November 20, 1978.

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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