

FILED
GREENVILLE CO. S. C.

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CONVEYANCE
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

MORTGAGE

BOOK 1457 PAGE 851

This form is used in connection with mortgages made under the laws of the State of South Carolina and is subject to the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dennis Michael Parker and Anne Harvey Parker of
Taylors, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

South Carolina National Bank

a corporation
organized and existing under the laws of the State 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 Thirty-six Thousand Six Hundred and no/100-----Dollars (\$36,600.00), with interest from date at the rate of seven and three quarters per centum (7-3/4 %) per annum until paid, said principal and interest being payable at the office of South Carolina National Bank in Columbia, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Sixty-two and 43/100----- Dollars (\$ 262.43), commencing on the first day of April, 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 March, 2009.

NOT KNOWN 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 lot of land situate in Greenville County, South Carolina, shown as Lot Five (5) on a plat Sheffield Forest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "AAA", Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Idlewild Avenue, joint corner of Lots 5 and 6, and running thence along the line of Lot 6, S. 6-0 E., 150 feet; thence S. 84-0 W., 100 feet; thence N. 6-0 W., 150 feet to Idlewild Avenue; thence along said avenue, N. 84-0 E., 100 feet to the beginning point.

This conveyance was made subject to all restrictions, easements and rights of way which may affect the property herein described.

This property was conveyed to the Mortgagor herein by deed of Judith A. Wood dated February 14, 1979, recorded in Deed Book 1037, at Page 139 on February 20, 1979.

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 whatsoever 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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