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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

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

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Paul Edward Dunbar

Greenville, S. C.

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NCNB Mortgage Corporation

a corporation
organized and existing under the laws of North 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-Six Thousand Three Hundred and No/100-----
Dollars (\$ 26,300.00).

with interest from date at the rate of Ten per centum (10 %)
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 ACCORDING TO THE
SCHEDULE ATTACHED TO SAID NOTE Dollars (\$)
commencing on the first day of August, 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 July, 2009, DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$27,753.45

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 lot of land with the buildings and improvements thereon situate on the northwest side of Briarcliff Drive (formerly Central Avenue), in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 22 on plat of Dixie Heights, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H at Page 46, and a portion of Lot No. 17, on a plat of property of C. F. Putnam recorded in said RMC Office in Plat Book H at Page 170, and having according to a more recent plat made by Freeland & Associates entitled "Property of Paul Edward Dunbar" recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-H, at Page 62, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Briarcliff Drive at the joint front corner of Lots 21 and 22 and runs thence along the line of Lot 21 N. 46-48 W. 150 feet to an iron pin; thence N. 47-29 W. 11 feet to an iron pin on the southeast side of Hillside Circle; thence along Hillside Circle N. 43-12 E. 50 feet to an iron pin; thence S. 47-29 E. 11 feet to an iron pin; thence along the line of Lot 23 S. 46-48 E. 150 feet to an iron pin on the northwest side of Briarcliff Drive; thence along Briarcliff Drive S. 43-12 W. 50 feet to an iron pin at the beginning corner.

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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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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