

MORTGAGE

1454 184

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

WHEREAS:

Peter J. Dubuisson
Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
Charter Mortgage Company

of
001279 1149
GCTC

, a corporation
, hereinafter
organized and existing under the laws of Florida
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of Fifty-six thousand nine hundred fifty
and no/100ths ----- Dollars (\$ 56,950.00), with interest from date at the rate of
Ten per centum (10.0%) per annum until paid, said principal and interest being payable
at the office of Charter Mortgage Company
in Jacksonville, Florida, or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of Five hundred
and 02/100ths ----- Dollars (\$ 500.02), commencing on the first day of
October, 1979, and continuing 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 September, 2009

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does
grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described
property 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,
being shown and designated as Lot 40, on plat of Eastgate Village
made by Piedmont Engineers and Architects recorded in the RMC Office
for Greenville County in Plat Book 4-X at Page 31. According to said
plat, the property is more fully described as follows:

Beginning at an iron pin on the northwestern side of
Blackenridge Drive at the joint front corner of Lots 39 and 40 and
running thence N 38-04 W 85 feet to an iron pin; thence N 36-20 W
30 feet to an iron pin at the joint rear corner of Lots 33 and 34;
thence N 33-10 E 64.58 feet to an iron pin at the joint rear corner of
Lots 40 and 41; thence along the common line of said Lots, S 67-00 E
100 feet to an iron pin at the joint front corner of said Lots on the
northwestern side of Blackenridge Drive; thence along said Drive, S
26-00 W 70 feet to an iron pin; thence S 28-58 W 40 feet to an iron pin;
thence S 40-10 W 10 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein
by deed of Threatt Enterprises, Inc. dated August 24, 1979 to be recorded
herewith.

This mortgage is being recorded due to Scrivner's errors.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances
to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that
the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all
fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto
the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty
and are a portion of the security for the indebtedness herein mentioned; range or countertop unit,
dishwasher and wall-to-wall carpeting.

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