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MORTGAGE

WITH DEFERRED INTEREST AND INCREASING
MONTHLY INSTALLMENTS

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: We, LARRY C. MONTJOY and BETTY F. MONTJOY

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

, a corporation
organized and existing under the laws of The United States of America, 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 FORTY EIGHT THOUSAND and No/100-----
Dollars (\$ 48,000.00).

with interest from date at the rate of TEN AND ONE-HALF----- per centum (10.5 %) per annum until paid, said principal and interest being payable at the office of The South Carolina National Bank, Post Office Box 168 in Columbia, South Carolina, 29202 or at such other place as the holder of the note may designate in writing, in monthly installments according to the Schedule Attached to Said Note Dollars (\$). commencing on the first day of December, 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 November, 2009.

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: near the City of Greenville, on the western side of Downing Place, and being known and designated as Lot No. 59 of a subdivision known as WESTMINISTER VILLAGE, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 40, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Downing Place at the joint front corner of Lots Nos. 59 and 60, and running thence along the common line of said lots, S. 77-31 W. 167.97 feet to an iron pin; thence running N. 38-45 W. 75 feet to an iron pin; thence running N. 35-52 E. 98 feet to an iron pin, joint rear corner of Lots Nos. 58 and 59; thence along the common line of said lots, S. 76-31 E. 152.7 feet to an iron pin on the western side of Downing Place; thence along the western side of Downing Place, S. 4-21 E. 66.15 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John J. Edwards and Geraldine P. Edwards, dated October 16, 1979, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SHERMAN COUNTY CLERK
DOCUMENTARY
STAMP
OCT 19 1979

** Deferred interest shall be added to the principal balance monthly and shall increase the principal balance to not more than \$50,918.40.

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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