

MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY
INSTALLMENTS
STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

FHA 461:167803
CHARTER MORTGAGE COMPANY
LOAN NO. 701282

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, ANTHONY J. SUMMERS

and MARJORIE B. SUMMERS
Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto
CHARTER MORTGAGE COMPANY

a corporation
organized and existing under the laws of the State of Florida
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-FIVE THOUSAND NINE HUNDRED
Dollars (\$ 35,900.00).

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 CHARTER MORTGAGE COMPANY
P. O. Box 10316 in Jacksonville, Florida 32207
or at such other place as the holder of the note may designate in writing, in monthly installments of

** ACCORDING TO SCHEDULE A OF SAID NOTE Dollars (\$).
commencing on the first day of December, 19 79 and on the first day of each month thereafter until the prin-
cipal 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, bar-
gained, 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: being shown and designated as Lot 153 on a Plat of Section 1,
BELLE MEADE, recorded in the RMC Office for Greenville County in Plat Book
EE, at Page 117. Said lot fronts an aggregate of 131.5 feet on the eastern
side of West Dorchester Blvd.; runs back to a depth of 140.4 feet on its
northern boundary; runs back to a depth of 101.0 feet along Pine Creek
Drive, and has 120.0 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of
Alvin E. Taylor and Patricia L. Taylor, dated October 19, 1979, to be
recorded simultaneously herewith.

"The Mortgagor covenants and agree that so long as this mortgage and the
said note secured hereby are insured under the National Housing Act, he
will not execute or file for record any instrument which imposes a
restriction upon the sale or occupancy of the mortgage property on the
basis of race, color, or creed. Upon any violation of this undertaking,
the mortgagee may, at its option, declare the unpaid balance of the
mortgage immediately due and payable."

** DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$39,082.72.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong 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 encum-
brances 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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