

P. O. Box 10316
Jacksonville, Florida 32207

FILED MORTGAGE

OCT 26 4 18 PM '79
DONNIE S. TANKERSLEY
R.M.C.

THE NATIONAL HOUSING ACT
SECTION 101
1485-1087

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: That I, EDWARD G. ADAMS

Greenville, South Carolina

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
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 **THIRTEEN THOUSAND FOUR HUNDRED FIFTY** Dollars (\$ **13,450.00**).

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
ONE HUNDRED TWENTY-THREE and 08/100 Dollars (\$ **123.08**)
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: **being shown and designated as Lot 109 on a Plat of Section 6, DUNEAN MILLS, recorded in the RMC Office for Greenville County in Plat Book S, at Pages 176 and 177. Said Lot fronts 59.0 feet on the north-eastern side of Wrigley Street; runs back to a depth of 100.1 feet on its northern boundary; runs back to a depth of 100.0 feet on its southern boundary, and has 59.0 feet across the rear.**

This is the same property conveyed to the Mortgagor herein by deed of Gordon Carter, 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."

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together with all and singular the rights, franchises, hereinafter, and appurtenances to the same hereunto 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 hereabove 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 from all taxes 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 and their heirs.

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 time or times hereinafter provided. Privilege is reserved to pay the debt in whole or in part, at any time and from time to time, and the principal that are next due on the note, on the first day of any month prior to the day of the next due date, provided that no intention to exercise such privilege is given at least thirty (30) days prior to payment.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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