

UNRECORDED
FILED
S.C.
JAN 13 2 24 PM '79
R.M.C.
HARRISLEY

1488 583

MORTGAGE

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

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }
NCNB Loan No. 74-569617
FHA Case No. 461-154630-203

TO ALL WHOM THESE PRESENTS MAY CONCERN: Herman McDuffie and Matilda McDuffie

of
Greenville County, South Carolina 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 State of North Carolina hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of THIRTY-THREE THOUSAND TWO HUNDRED FIFTY
and 00/100----- Dollars (\$ 33,250.00), with interest from date at the rate
of seven & three-fourths----- per centum (7 3/4) per annum until paid, said principal
and interest being payable at the office of NCNB Mortgage Corporation, PO Box 34069
in Charlotte, NC 28234

or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED
THIRTY-EIGHT and 41/100----- Dollars (\$ 238.41),
commencing on the first day of January , 19 80, 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 December , 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 Mort-
gagor 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 certain piece, parcel or lot of land situate, lying and being
in the State of South Carolina, County of Greenville, being known and
designated as Lot No. 40, as shown on a plat of the subdivision of
IDLEWILD, which is recorded in the Office of the R.M.C. for Greenville
County, S.C. in Plat book 4-N at pages 54 & 55.

THIS is the same property conveyed to the mortgagors by Westminster
Company, Inc. by deed of even date herewith to be recorded.

RECORDED
COMMUNICATION
1980

GCTO
1 NOV 16 79 1084

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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 and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein 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.

4.0001

RECORDED
O. S. B. 31
O. S. B. 31

4328 RV.2