

FILED
GREENVILLE COUNTY
MORTGAGE

DEC 3 3 59 PM '79

ECO-1490 203

This form is used in connection with mortgages insured under the new, to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
JOHN S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: RAYMOND A. THOMPSON AND VICKI L. THOMPSON

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S.C.

a corporation organized and existing under the laws of THE UNITED STATES, 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 THIRTY-FOUR THOUSAND SIX HUNDRED FIFTY AND 00/100 Dollars (\$ 34,650.00).

with interest from date at the rate of EIGHT per centum (8%) per annum until paid, said principal and interest being payable at the office of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION in P.O. DRAWER 408, 301 COLLEGE STREET, GREENVILLE, S.C. 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED FIFTY-FOUR AND 25/100 Dollars (\$ 254.25) commencing on the first day of January, 1980, 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 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:

ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 293 on plat of Westwood Sec. 4., recorded in the RMC Office of Greenville County in Plat Book 4R on page 30, and having, according to a more recent plat recorded in the RMC Office of Greenville County in Plat Book 7-5 on Page 64, entitled "Westwood Sect. No. 4 - Lot 293, Property of Raymond A. Thompson and Vicki L. Thompson" dated November 28, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Capewood Road at the joint front corner of Lots Nos. 292 and 293 and running thence S. 13-50 E., 135.0 feet to an iron pin; thence turning and running with the rear line of Lots 293 and 303 S. 71-56 W., 87.0 feet to an iron pin; thence turning and running with the joint line of Lots 293 and 294 N. 15-09 W., 140.9 feet to an iron pin on Capewood Road; thence turning and running with Capewood Road N. 75-49 E., 90.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagors by deed of Walter M. Hall and Susan T. Hall to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
RECORDS & TAX COMMISSION
DOCUMENTARY
STAMP
NOV 13 5 1979

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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