sou: 1493 Fige 119

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:

Elvis D. Sims and Debra C. Sims

Simpsonville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto United Federal Savings & Loan

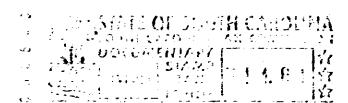
Association

per centum (with interest from date at the rate of eight per annum until paid, said principal and interest being payable at the office of United Federal Savings and in Mauldin, South Carolina Loan Association --Two Hundred or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-eight & 64/100----- Dollars (S 268.64 . 19 80, and on the first day of each month thereafter until the princommencing on the first day of March 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 February, 2010.

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 in Greenville County, State of South Carolina in the Town of Simpsonville being known and designated as Lot No. 498 on plat of WESTWOOD Subdivision, Section V, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X at page 62 and a recent plat of property of Elvis D. Sims and Debra C. Sims prepared by J. L. Montgomery, III, R.L.S., dated January 9, 1980 and recorded in the RMC Office for Greenville County, S.C. in Plat Book 7-T at page 56. Reference to said plat is hereby craved for a more particular metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed of Golden Strip Realty, Inc. of even date, to be recorded herewith.



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 Mortgagoe 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.

4328

公共持续的特殊的特殊

HUD-92175M (1-79)

Replaces Form FHA-2175M, which is Obsolete