

GEN. MORTGAGE

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

CORRECTIVE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

ss: DONNIE W. HARRISLEY
RMC

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, Michael A. Hester and Sharon O. Hester

of 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 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 THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00), with interest from date at the rate of ELEVEN AND ONE-HALF per centum (11.5 %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company in Jacksonville, Florida

or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED NINETY-SEVEN AND 30/100 Dollars (\$ 297.30), commencing on the first day of March 1, 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 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:

in Travelers Rest, South Carolina, being Lot No. 44 on Plat of Lee Roy Styles received in Plat Book Y at page 63, and in the revised plat in Plat Book FF at Page 511 and having, according to the revised plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the eastern side of an unnamed street located between State Park road and the new four lane U.S. Highway No. 25, which iron pin is 423.4 north of State Park road, and running thence along the line of Lot 43 N. 86-45 E. 167-feet to an iron pin; thence N. 3-15 W. 100-feet to an iron pin; thence S. 86-45 W. 167 feet to an iron pin on said street; thence with said street S. 3-15 E. 100-feet to the point of the beginning.

This is the same property conveyed to the mortgagors by deed of Shirley Ann Styles McKeown, dated 1-21-80 and recorded herewith. Shirley Ann McKeown received this property by deed of Lee Roy Styles dated July 7, 1966 and recorded in the RMC Office for Greenville County in Deed book 803 at Page 508.

This corrective mortgage is being recorded to take the place of the original mortgage which was not on a FHA Form Mortgage dated January 21, 1980 recorded in the RMC Office for Greenville County in Mortgage Book 1493 at Page 768.

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 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 repayment.

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