

MORTGAGE

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

GREENVILLE, S.C.
MAY 12 PM '80
BANKERSLEY

BOOK 1502 PAGE 427

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Benson L. Bonds and Mary S. Bonds ----- of
Greenville, South Carolina ----- hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank, a National
Banking Association -----

organized and existing under the laws of The United States of America ----- 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 Seventeen Thousand Five Hundred Fifty and no/100-----
Dollars (\$ 17,550.00-----),

with interest from date at the rate of -----Thirteen----- per centum (-----13 %)
per annum until paid, said principal and interest being payable at the office of South Carolina National Bank,
Post Office Box 168----- in Columbia, South Carolina 29202
or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Ninety
Four and 28/100----- Dollars (\$194.28-----)
commencing on the first day of May 19 80, and on the first day of each month thereafter until the prin-
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 April, 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, bar-
gained, 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, with all improvements thereon,
or hereafter constructed thereon, situate, lying and being in the State of
South Carolina, County of Greenville, on the northeastern side of West Fifth
Street in the County of Greenville and being shown as Lot 28 and part of
Lot 27, Section B, on a plat of Woodside Mills Subdivision, dated January 14,
1950, as prepared by Pickell & Pickell and recorded in Plat Book W at Page 114
in the RMC Office for Greenville County and having according to said plat
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of West Fifth Street at
the joint front corner of Lot 28 and Lot 29 and running thence with Lot 29
N 34-47 E 71 feet to an iron pin at the joint rear corner of Lot 28 and
Lot 29; thence with a 12-foot alley S 55-13 E 85 feet to an iron pin; thence
still with said alley S 74-32 E 5 feet to an iron pin; thence with the new
line through Lot 27 S 34-24 W 73.4 feet to an iron pin on West Fifth Street;
thence with said street N 55-13 W 90 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of the Sharon
Corporation to be recorded herewith of even date.

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 encum-
brances 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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