

Mortgagee's Address: P. O. Box 10316, Jacksonville - Florida 32207

# MORTGAGE

1503 1-23-902  
This form is used in connection with mortgages insured under the one-to-four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GRANTOR: BARRY E. ADCOX AND MELANIE M. ADCOX  
DATE: 06 PM '80  
DONOR: JAMES W. WILKINSLEY  
S.S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BARRY E. ADCOX AND MELANIE M. ADCOX 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 the State 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, P. O. Box 10316, in Jacksonville, Florida, 32207

or at such other place as the holder of the note may designate in writing, in monthly installments ~~XXXXXX~~ **XX ACCORDING TO SCHEDULE A ATTACHED** commencing on the first day of July, 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 June, 2010. **DEFERRED INTEREST SHALL BE ADDED TO THE PRINCIPAL BALANCE MONTHLY & SHALL INCREASE THE PRINCIPAL BALANCE TO NOT MORE THAN \$31,283.62.** ~~NO. 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 piece, parcel or lot of land situate, lying and being on the western side of YMCA Street in Monaghan Mills Village, known and designated as Lot #53, Section 2, as shown on a plat entitled "Addition to Subdivision for Victor Monaghan Mills, Greenville, South Carolina" made by Pickell and Pickell, Engineers, Greenville, South Carolina, April 13, 1950, and recorded in the RMC Office for Greenville County in Plat Book X, at Page 165. Reference to said plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by deed of Jessie A. Strong dated May 23, 1980, and to be recorded of even date herewith.

## SCHEDULE A

\$248.88 during the 1st note year  
\$261.32 during the 2nd note year  
\$274.39 during the 3rd note year  
\$288.11 during the 4th note year  
\$302.51 during the 5th note year  
\$317.64 during the 6th note year  
and thereafter

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY STAMP  
12 00

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 prepayment.

0902

4328 RV-2