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MORTGAGE

This instrument is subject to the provisions of the National Housing Act

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, STEVEN R. GEARHART AND SUSAN K. GEARHART of
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 Fifty Two Thousand Seven Hundred Fifty and 00/100ths-----Dollars (\$52,750.00-----), with interest from date at the rate of eleven and one-half per centum (11 1/2 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association, P. O. Drawer 408, 301 College St. in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Twenty-Two and 75/100ths-----Dollars (\$ 522.75), commencing on the first day of September, 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 August, 2010.

NOT KNOWN 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 with the buildings and improvements thereon, lying and being at the easterly intersection of Bethel Drive and Fargo Street, in the City of Mauldin, South Carolina, being known and designated as a portion of Lot No. 6 on a plat of William R. Timmons, Jr., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB at Page 15, and having, according to a more recent plat entitled "Property of Steven R. Gearhart and Susan K. Gearhart," prepared by Freeland & Associates, dated July 9, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-C, Page 64, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Fargo Street, said pin being the joint front corner of Lots 6 and 7 and running thence with the common line of said lots S. 47-51 E., 138.2 feet to an iron pin, the joint rear corner of Lots 5 and 6; thence S. 49-56 W., 59.0 feet; thence S. 42-09 W., 116.5 feet to an iron pin on the northeasterly side of Bethel Drive; thence with the northeasterly side of Bethel Drive N. 47-51 W., 109.2 feet to an iron pin at the easterly intersection of Bethel Drive and Fargo Street; thence with said intersection N. 2-51 W., 35.35 feet to an iron pin on the southeasterly side of Fargo Street; thence with the southeasterly side of Fargo Street N. 42-09 E., 77 feet to an iron pin; thence continuing with said Street N. 45-04 E., 73.1 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Calvin J. Brumbaugh and Joan I. Brumbaugh 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 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

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