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GREENVILLE CO. S. C.

AUG 15 10 29 AM '80

DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } SS:

# MORTGAGE

GRANT WITH DEFERRED INTEREST AND  
INCREASING MONTHLY INSTALLMENTS

OCT 17 3 59 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

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

BOOK 1511 PAGE 212

BOOK 1521 PAGE 49

TO ALL WHOM THESE PRESENTS MAY CONCERN: James Q. Looney and Shelby J. Looney

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Charter Mortgage Company

organized and existing under the laws of Florida, a corporation, 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 Four Thousand Nine Hundred Dollars (\$ 34,900.00)

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 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 ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE Dollars (\$ ), commencing on the first day of October, 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 September, 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 piece, parcel or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Chuckwood Drive and being known and designated as Lot No. 471 on plat of WESTWOOD Subdivision, Section V, recorded in the RMC Office for Greenville County in Plat Book 4-X at page 63, reference being craved to said plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagor by deed of Harald J. Baugstat and Maureen S. Baugstat dated August 12, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1131 at page 242.  
DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$37,441.79 s/jl-jql.  
The mortgagee's address is: PO Box 2259, Jacksonville, Florida 32232

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
\$ 0 1 0 4

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
\$ 1 3 0 0

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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 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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