

GRANDED FILED
SEP 15 4 51 PM '80
S. C.
H. M. GYERSLEY

MORTGAGE

1516 SEP 29 1980
781

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TERRY LEE MAULDIN AND SHIRLEY D. MAULDIN

GREENVILLE COUNTY, SOUTH CAROLINA

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto ENGEL MORTGAGE COMPANY, INC.

a corporation
organized and existing under the laws of DELAWARE, 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
TWENTY-SIX THOUSAND FIVE HUNDRED AND 00/100----- Dollars (\$ 26,500.00)

with interest from date at the rate of -----TWELVE----- per centum (--12--)
per annum until paid, said principal and interest being payable at the office of ENGEL MORTGAGE COMPANY, INC.
in BIRMINGHAM, ALABAMA

or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED SEVENTY-TWO
AND 69/100----- Dollars (\$ 272.69)

commencing on the first day of November 1980 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 OCTOBER, 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 (\$3.00) 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 situate, lying and being in the State of
South Carolina, County of Greenville, being shown and designated as lot #18 and a portion
of lot #17 on plat of "Property of D.L. Bramlett," made by W.D. Riddle, Surveyor, March 17,
1937, recorded in the REC Office for Greenville County in Plat Book 1 at page 139A and
also shown on a more recent plat of "Property of Terry Lee Mauldin and Shirley D. Mauldin,"
dated September 17, 1980, prepared by Freeland & Associates, recorded in Plat Book 8-E
at page 90, and having, according to the more recent plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the northern side of Alberta Avenue, which point is approximately
215 feet from Crain Avenue and running thence along the line of part lot 17, N. 15-00 W.,
215.9 feet to an iron pin; thence turning and running along the rear line, N. 68-37 E.,
95.4 feet to an iron pin; thence turning and running with the common line of lots 18 and 19,
S. 16-15 E., 225.7 feet to an iron pin on Alberta Avenue; thence turning and running with
said Avenue, S. 73-45 E., 100.0 feet to an iron pin, being the point of beginning.

Being the identical property conveyed to the mortgagors by deed of Harvey Malpass, to be re-
corded of even date herewith.

Property hereby mortgaged also includes wall to wall carpeting.

Together with all and singular the rights and appurtenances thereto in anywise by law or equity at any time hereunto
in anywise lawfully claiming, and all of the rents, issues, and profits which may arise or be had therefrom, together with 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 premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein described, that he has good right and lawful authority to sell, convey, and encumber the same, and that the premises are free and clear of all mortgages and
liabilities 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 note hereof in the
manner herein provided. Privilege is reserved to pay the debt in whole or in part, and to pay the principal and interest
the principal that are next due on the note, on the first day of any month prior to maturity, provided that no notice
of an intention to exercise such privilege is given at least thirty (30) days prior to payment.

GCTO ----- D: 17 80 330

4.00CI

4328 RV-2

9806