

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

MORTGAGE

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA, BOOK 1527, PAGE 831

1527-831

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Stephen R. Diachenko 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 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

Twenty-seven Thousand and no/100ths Dollars (\$ 27,000.00)

with interest from date at the rate of Thirteen and one-half per centum (13 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

Three Hundred, Nine and 42/100ths Dollars (\$ 309.42)
commencing on the first day of January, 1981, 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 December, 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 piece, parcel or lot of land situate, lying and being in the City and County
of Greenville, State of South Carolina on the northwestern side of Hillcrest Drive
and being known and designated as Lot 49 of Druid Hills as shown on the plat thereof
recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P,
Page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the northwestern side of West Hillcrest Drive at the joint
front corners of Lots 48 and 49 and running thence along said Drive, S 48-42 W 50 feet
to an iron pin; thence, N 45-23 W 157.4 feet to an iron pin; thence, N 81-28 E 47.4 feet
to an iron pin; thence, N 18-17 W 66.3 feet to an iron pin; thence, S 40-04 E 193.7
feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by Deed of Carl
Dean Walters, Jr. as recorded in the RMC Office for Greenville County, South Carolina,
in Deed Book 1132, Page 124, on December 1, 1980.

Transamerica Real Estate Tax Service

DATE 11-29-80 Charter Mortgage Co.
LOAN NO. 706332 Lender #2147
MORTGAGE VALUE \$27,000.00 FEE \$20.50
BORROWER Stephen R. Diachenko
PROPERTY ADDRESS 229 W. Hillcrest Dr., Greenville, SC
FORMER OWNER Carl D. Walters, Jr.

SERVICE TYPE B NO IMPOUNDS C IMPOUNDS

DIST.	Collection District Name	PARISHMENT TAX NUMBER
County	Greenville	(519) 0176.00-03-099.00
City Town Borough	Greenville	0176.00-03-099.00
School Drain Other		

Together with all and singular the rights, tenements, and appurtenances thereto in any way incident
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, 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 im-
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.