

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 31 9 51 AM '80

CONTRACT NO. 1528

WHEREAS, WE, TERRY DUNNE and JULIA B. DUNNE

(hereinafter referred to as Mortgagor) is well and truly indebted unto World Management Acceptance Corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Twelve Thousand, Five Hundred and no/100 -----

Dollars (\$ 112,500.00) due and payable

interest only during the initial 36 months, which interest payment shall be in the sum of \$937.50 and shall be payable on the 30th day of each calendar month, commencing 1/30/81; thereafter, in equal monthly installments of \$1,005.88 on the 30th day of each calendar month thereafter commencing January 30, 1984 and continuing for a period of 27 years thereafter until paid in full; with payments after the initial 36 months applied first to interest, balance to principal with interest thereon from date at the rate of ten per centum per annum, to be paid monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by 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, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the East side of Doyle Drive and being shown as all of Lot 45, on plat entitled "Map of Terra Pines Estates, Section 4, " dated January, 1967 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 000 at Page 85, reference to which plat is expressly craved for a more detailed description.

Being the same property this day conveyed to Mortgagors by deed of Julia D. Miller to be recorded simultaneously herewith.

As part of the consideration, it is agreed that this mortgage instrument and the indebtedness due hereunder may not be assigned or transferred by the Mortgagors without the written agreement of the mortgagee, its heirs and assigns.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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