

MORTGAGE

BOOK 1531 PAGE 421

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

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

FILED
GREENVILLE CO. S.C.
FEB 2 2 26 PM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUNIOR S. TANKERSLEY
R.M.C.

Thomas W. Ellington and Jo Ann Ellington of
, 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
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 Three Hundred Fifty and
No/100----- Dollars (\$ 27,350.00),

with interest from date at the rate of Thirteen and One-Half per centum (13.50 %)
per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company
P. O. Box 2139 in Jacksonville, Florida
or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred
Thirteen and 43/100----- Dollars (\$ 313.43),
commencing on the first day of March, 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 February 2011

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 certain piece, parcel or lot of land, situate, lying and
being in the City of Greenville, County of Greenville, State of
South Carolina on the East side of Robinson Street and being known
and designated as Lot No. 4 on plat of T. C. Stone property recorded
in the RMC Office for Greenville County, S.C. in Plat Book G at Page
222 and portion of Lot 21 as shown on plat of Stone Land Co., recorded
in the RMC Office for Greenville County, S.C. in Plat Book A at Page
341 and having according to a more recent plat entitled Property of
Thomas E. Ellington and Jo Ann Ellington made by Freeland & Associates
dated January 29, 1981, recorded in the RMC Office for Greenville
County, S.C. in Plat Book 82 at Page 35, the following metes
and bounds, to-wit:

SC TO
FEB 2 8 1981

BEGINNING at an iron pin on the East side of Robinson Street joint
corner of Lots 3 and 4 and runs thence S. 84-59 E. 108 feet to an iron
pin; thence S. 83-37 E. 54.2 feet to an iron pin, S. 1-31 W. 51.2 feet
to an iron pin; thence N. 83-23 W. 53.8 feet to an iron pin; thence
N. 86-03 W. 108.5 feet to an iron pin on the east side of Robinson
Street; thence along Robinson Street N. 1-38 E. 53.0 feet to the
beginning corner.

This being the same property conveyed to the mortgagors by deed of
Nazera Coury Hudson 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 encum-
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.

0421

4328 RV-2