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GREENVILLE CO. S. C.

FEB 19 3 47 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

REC-1532 123:951

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:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Glenn E. Robertson and Barbara K. Robertson

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of Greenville, South Carolina

organized and existing under the laws of the United States, 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 Fifteen Thousand and no/100ths Dollars (\$ 15,000.00 ).

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 First Federal Savings and Loan Association, 301 College Street in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Eighty-One and 20/100ths Dollars (\$ 181.20 ), commencing on the first day of April, 1981, 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 March, 2001.

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 those certain pieces, parcels or lots of land, situate, lying and being in the Village of Conestee, South Carolina, being shown and designated as Lot No. 96 and a part of Lot No. 95, according to a plat of survey prepared by Arbor Engineering of Greenville, South Carolina, for Glenn E. and Barbara K. Robertson, dated January 1, 1981, and to be recorded herewith, with said property being more fully described according to said plat as follows, to-wit:

BEGINNING at an iron pin in the northwest quadrant of the intersection of Sixth Street and Third Avenue and running thence with Sixth Street S. 84-49 W. 165.71 feet to an iron pin; thence continuing S. 84-24 W. 35 feet to an iron pin; thence along the line of Lot No. 1, N. 46-11 W. 90.31 feet to an iron pin; thence along the line of Lot No. 94 N. 42-44 E. 70 feet, more or less, to an iron pin; thence on a new line through Lot 95, S. 25-32 E. 96.69 feet to an iron pin in the line of Lot 96; thence along the joint line of Lots 95 and 96 N. 42-44 E. 144.17 feet to an iron pin; thence roughly parallel to Third Avenue S. 47-25 E. 83.28 feet to an iron pin; thence S. 16-24 E. 60 feet to an iron pin at the point of beginning.

DERIVATION: Deed of Jose' M. Carbonel, Heyward Bush, and Ruby Carbonel recorded February 19, 1981, in the RMC Office for Greenville County in Deed Book 1142 at page 993

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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