P O Drawer 408 MORTGAGE

Greenville, S. C. 2960211 ED CO. S. C.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

HAY 7 4 20 PH '81

TO ALL WHOM THESE PRESENTS MAY CONCERN: 18 18

David L. Mims

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

one- to four-family provisions of the National Housing Act.

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of Greenville, S. C.

organized and existing under the laws of the United States of America , 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 Sixteen Thousand One Hundred Fifty and no/100----Dollars (\$ 16,150.00-----),

with interest from date at the rate of fourteen and one-half---- per centum (14.50---- %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and

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 that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as being on a plat by J. N. Southern, Property of William Turner, recorded in Plat Book A at page 478, and also on plat of Property of David L. Mims, recorded in Plat Book 8-0 at page 30 and having such courses and distances as will appear by reference to said latter plat.

Being the same property conveyed by P & M Properties, a Partnership, by deed 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 regood right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbers whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee of orever, 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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