

MORTGAGE

GREENVILLE CO. S. C.

1530 043
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:

SEP 18 12 23 PM '82

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Ralph Sullivan and Alice Williams

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

Tillman Smith & Company, Inc.

, a corporation
organized and existing under the laws of the State of South Carolina, 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

Sixty Seven Thousand and no/100-----Dollars (\$ 67,000.00)

with interest from date at the rate of fourteen per centum (14 %) per annum until paid, said principal and interest being payable at the office of Tillman Smith & Company, Inc.

P. O. Box 2767 in Columbia, SC 29202

or at such other place as the holder of the note may designate in writing, in monthly installments of

Seven Hundred Ninety Three and 95/100 -----Dollars (\$ 793.95),

commencing on the first day of November, 1982, 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 October, 2012.

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 Mortgagor 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 two certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, on the southwestern side of White Horse Road, being shown as lots 3 and 4 on plat of Lincoln Court, recorded in plat book W, at page 90; and having according to a more recent survey, entitled "Property of Ralph Sullivan and Alice Williams", prepared by Carolina Surveying Company, R. B. Bruce, RLS No. 1952, dated September 13, 1982 and recorded in the RMC Office for Greenville County, South Carolina in plat book 26, at page 3 in which said lots are described together, having the following metes and bounds as shown in the more recent plat by Carolina Surveying Company, to-wit:

Beginning at an iron pin on the southwestern side of White Horse Road at the joint corner of Roseman Hts. Subdivision and running thence with the line of said subdivision S 44-05 W 198.5 feet to an iron pin at the rear of lot no. 6; thence with the line of lot no. 6 N 54-10 W 145.0 feet to an iron pin on the southeastern side of Gettysburg Street; thence with the southeastern side of said street N 43-55 E 175.9 feet to an iron pin on Gettysburg Street; thence with curve of the intersection of Gettysburg Street and White Horse Road a radius of twenty five (25) feet, the cord and distance of which is N 85-54 E 37.8 feet to an iron pin on the western side of White Horse Road; thence with the western side of White Horse Road S 53-14 E 119.8 feet to the point of beginning.

This being the same property conveyed unto the mortgagors by deed of Nannie S. Talley executed and recorded of even date 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 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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