

MORTGAGE

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS.

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.

OCT 29 4 17 PM '82

DONNIE J. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jane D. Dougherty
Taylors, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto Charter Mortgage Company

, a corporation
, hereinafter
organized and existing under the laws of Florida
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
Fifty-Seven Thousand Two Hundred and Fifty and No/100** Dollars (\$ 57,250.00).

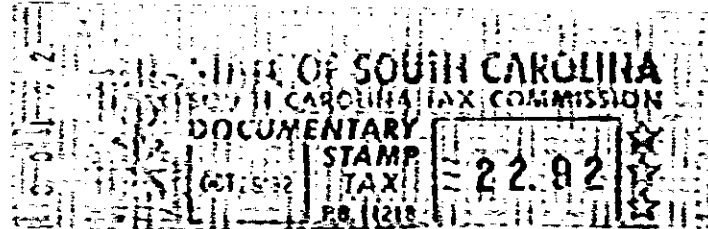
with interest from date at the rate of Twelve and one-half per centum (12.5 %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company in Jacksonville, Florida or at such other place as the holder of the note may designate in writing, in monthly installments ~~XX~~ according to schedule attached to said note ~~XXXXXX~~, commencing on the first day of December, 19 82 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 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 certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Ravensworth Road, near the Town of Taylors, being shown as Lot 20 on plat of Brook Glenn Gardens, recorded in Plat Book JJJ at Page 85, and described as follows:

BEGINNING at an iron pin on the southwestern side of Ravensworth Road, at the corner of Lot 19, and running thence with the curve of the southwestern side of said Road, the chord of which is S 52-55 E 83.2 feet to iron pin at corner of Lot 21; thence with line of said lot, S 20-30 W 160.3 feet to iron pin; thence N 84-13 W 50.4 feet to iron pin; thence N 36-05 W 108 feet to iron pin at corner of Lot 19; thence with line of said lot, N 43-48 E 149.4 feet to the beginning corner; being the same conveyed to me by Maurice E. Beckham and Martha H. Beckham by general warranty deed dated October 29, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1176 at Page 335.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.



** DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$62,080.41.
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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