

LONG & GASTON

MORTGAGE

BOOK 1589 PAGE 487

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:

DECEMBER 14 '82
DONALD L. NISLEY

461:185662

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, DONALD L. NISLEY and YVONNE M. NISLEY

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA

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

FORTY SEVEN THOUSAND AND NO/100-----Dollars (\$ 47,000.00 )

with interest from date at the rate of Twelve per centum ( 12 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of

Four Hundred Eighty Three and 45/100----- Dollars (\$ 483.45 ), commencing on the first day of February, 19 83, 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 January, 2013

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 on the northwestern side of old Hickory Point in the City of Mauldin, County of Greenville, State of South Carolina, and being shown and designated as lot 10 on a plat of Forrester Woods Subdivision, Section I, dated March 14, 1972, prepared by R. B. Bruce, RLS, and recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 78, and having, according to a more recent survey prepared by Freeland and Associates, dated December 16, 1982, entitled "property of Donald L. Nisley and Yvonne M. Nisley, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 11 and 10 and running thence N. 62-24 W. 150.0 feet to an iron pin; thence with the rear line of Lot 10, N. 27-36 E. 110.0 feet to an iron pin; thence with the line of Lot 9, S. 62-24 E. 150.0 feet to an iron pin; thence with Old Hickory Point S. 27-36 W. 110.0 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagors herein by deed of Johnny B. Housley, Jr. and Brenda A. Housley, dated December 17, 1982 and recorded simultaneously herewith.

DOCUMENTARY TAX STAMP 18.80

Together with all and singular the rights, members, hereditaments, and appurtenances to the same 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.

RECORDED 1982 DEC 22 10 10 AM

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