

MORTGAGE

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.
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TO ALL WHOM THESE PRESENTS MAY CONCERN: DONNIE S. TANKERSLEY
Thomas W. Miller, Jr. and Raymond B. Fretwell

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

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

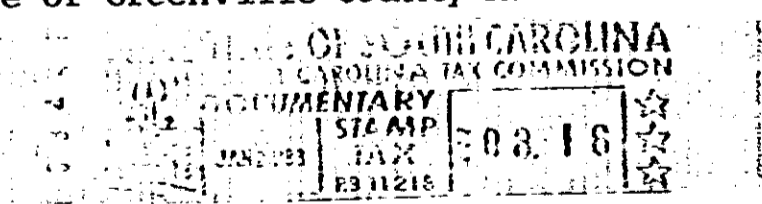
, a corporation organized and existing under the laws of the United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Thousand Four Hundred Dollars (\$ 20,400.00).

with interest from date at the rate of Twelve per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association of South Carolina in 301 College St., P.O. Box 408, Greenville, S.C. or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Nine and 84/100 Dollars (\$ 209.84), commencing on the first day of March, 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 February 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 those certain pieces, parcels, or lots of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the corner of Fourth (4th) Avenue and C Street, and being known and designated as Lot 105 and 121 as shown on that plat of W. F. Poe Manufacturing Company, Section One (1), recorded in the RMC Office of Greenville County in Plat Book Y at Page 26 and 29, and subsequently revised on January 17, 1983 on that certain plat by James R. Freeland P.L.S. and P.E. 4781 which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-4 at Page 28. The Courses and distances as shown on said plat being incorporated herein and made a part hereof. Reference being invited to said plat for a fuller, more accurate description of the above described Lots 105 and 121.

This being the same property conveyed unto Raymond B. Fretwell and Thomas W. Miller, Jr. by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C. dated November 1, 1982 of record in the RMC Office of Greenville County in Deed Book 1177 at Page 24.



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.

