

SOUTH CAROLINA

YA Form 26-6111 (Home Loan)  
Revised September 1975. Use Copy  
Section 1512, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

FILED  
GREENVILLE CO S.C.  
APR 1 10 41 AM '83  
DONNIE S. TINKLER  
R.M.C.  
MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville } ss:

WHEREAS: Richard J. Ponce and Alice E. Ponce

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

First Federal Savings and Loan Association of South Carolina

, a corporation organized and existing under the laws of United States, hereinafter called 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 Thousand and No/100-----

Dollars (\$ 60,000.00 ), 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 Assoc. of South Carolina, 301 College Street in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Six Hundred Seventeen and 17/100----- Dollars (\$ 617.17 ), commencing on the first day of May, 1983, and continuing 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 April, 2013

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 173 and 174 of a subdivision known as Pine Forest as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 106 and 107, and having, according to a more recent Plat entitled "Property of Richard J. Ponce and Alice E. Ponce" prepared by Carolina Surveying Company, dated March 23, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Greentree Road at the joint front corner of Lots No. 172 and 173 and running thence with the joint line of said lots S. 86-32 W. 175 feet to an iron pin in the line of Lot No. 3; thence running along a line with Lots 3, 4, and 5 in 4-38 W. 200 feet to an iron pin at the joint rear corner with Lot 175; thence running along the joint line with Lot 175 in 86-32 E. 175 feet to an iron pin at the joint front corner with Lot 75 on the western side of Greentree Road; thence running along the western side of Greentree Road S. 4-38 E. 200 feet to an iron pin at the joint front corner with Lot 172, being the point of BEGINNING.

This is the same property conveyed to the Mortgagors herein by deed of Charles Ronald Laughter by deed dated September 14, 1981 and recorded in the R.M.C. Office for Greenville County on September 15, 1981 in Deed Book 1155 at Page 103.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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