

MORTGAGE

This form is used in connection with mortgages insured under the single to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE S.C.
MAY 31 1983
DONNIE R. SLEY
R.H.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JIMMIE TATE

of
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

a corporation
hereinafter
organized and existing under the laws of The United States
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 Nine Thousand Dollars & No/100
Dollars (\$ 29,000.00*****)*

with interest from date at the rate of Eleven and One/Half per centum (11 1/2 %)
per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan
Association, 301 College St. P.O. Drawer 408, in Greenville, South Carolina
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred
Ninety Nine Dollars and 24/100-----Dollars (\$ 299.24*****)*
commencing on the first day of July, 1983, and on the first day of each month thereafter until the prin-
cipal 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 June, 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, bar-
gained, 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 improvements thereon, in Greenville
Township, County of Greenville, State of South Carolina, being known and designated as
Lots No. 86 and 87 of Nicholtown No. 1 as per plat revised by W. J. Riddle and recorded
in Plat Book M, Page 4 in the RMC Office for Greenville County, and as shown on a more
recent plats, dated May 23, 1983, prepared for Jimmie Tate by C. O. Riddle, which is
recorded in Plat Book 9 T, at Pages 47+48 in the RMC Office for Greenville County
and having according to said plats, the following metes and bounds, to-wit;

BEGINNING at an iron pin at the southeastern intersection of Bridwell Street and Elder
(Watson) Street and running thence along the line of Elder Street N. 89.15 E. 56.5 feet
to an iron pin; thence continuing along Elder Street N. 89-15 E. 53.5 feet to an iron
pin to joint corner of Lots Nos. 86 and 109; thence along the line of Lot No. 109 S. 0-45
E. 79.77 feet to an iron pin to the joint rear corner of Lots No. 87 and 88; thence along
the line of Lot No. 88 S. 89-08 W. 53.5 feet to an iron pin; thence continuing along Lot
No. 88 S. 89-08 W. 56.5 feet to an iron pin on the eastern side of Bridwell Street; thence
along Bridwell Street N. 0-45 W. 80 feet to the beginning corner.

BEING the same property conveyed to the mortgagor herein by deed of R. E. Fincher, dated
May 27, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1189,
at Page 99.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 31 1983
11.60

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40911A01

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 encum-
brances 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.