

MORTGAGE

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

FILED GREENVILLE

STATE OF SOUTH CAROLINA, JUN 30 12 27 PM '83
COUNTY OF GREENVILLE, S.S. R.L.S.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Michael G. Chastain of 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, 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-Six Thousand and 00/100 Dollars (\$ 26,000.00),

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 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 Sixty-Seven and 44/100 Dollars (\$ 267.44), commencing on the first day of August, 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 July, 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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, in that section of town known as Sans Souci, being known and designated as lot no. 29 on plat of property recorded in the RMC Office for Greenville County in Plat Book "0" at Page 45, and having according to a more recent survey entitled "Property of Michael G. Chastain" dated June 28, 1983 and prepared by Freeland and Associates, R.L.S., the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of a five (5) foot sidewalk running along Blue Ridge Drive, joint corner of lots no. 30 and 29 and running thence along the sidewalk N 87-37 E 60 feet to an old iron pin at the joint front corner of lots 29 and 28; thence along the line of lot no. 28 S 5-50 E 136.6 feet to an old iron pin at the joint rear corner of lots no. 29 and 28; thence along the rear line of lot no. 60, S 82-45 W 60 feet to an iron pin at the joint rear corner of lots 29 and 30; thence along the line of lot no. 30 N 5-50 W 141 feet to an old iron pin, the beginning corner.

This conveyance is made subject to all easements, rights-of-way, restrictions, zoning ordinances, setback lines, roads or passageways affecting the above described property.

This is the same property conveyed to the Mortgagor herein by general warranty deed of Alvin Boone, Executor of the estate of Lila J. Watson, on June 30, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1191 at Page 438.

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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