

# MORTGAGE

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

FILED  
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

ss: JUL 1 5 02 PM '83  
DONNIE S. WESLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: Stephen E. Larson and Lois A. Larson

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings & 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 Forty-three Thousand, Eight Hundred Dollars (\$ 43,800.00 ),

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 & Loan Association of SC, P.O. Drawer 408, 301 College St. in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Fifty and 53/100ths Dollars (\$ 450.53 ), 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, with all buildings and improvements thereon, situate, lying and being on the eastern side of Robert Circle, near the City of Greer, Greenville County, State of South Carolina, being shown and designated as Lot 6 on a plat of property of Ernest R. Coleman, by W. N. Willis, dated October 5, 1965, recorded in Plat Book 4-E, Page 171, in the RMC Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Robert Circle, the joint front corner of Lots 6 and 7 and running thence with the eastern edge of Robert Circle, N 17-25 E 260 feet to an iron pin at the joint front corner of Lots 5 and 6; thence with the line of Lot 5 S 72-35 E 175 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence S 17-25 W 260 feet to an iron pin, the joint rear corner of Lots 6 and 7; thence with the line of Lot 7 N 72-35 W 175 feet to an iron pin on the eastern side of Robert Circle, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of James L. Scoggin and Betty G. Scoggin as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1191, Page 649, on July 1, 1983.

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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