

# MORTGAGE

This form is used in connection with mortgages insured under the title insurance provisions of the National Housing Act.

FHA # 461-191605

FILED  
GREENVILLE  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THAT WE, JAMES C. LANNING AND SUZANNE W. LANNING 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  
organized and existing under the laws of The State of South Carolina, 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  
FORTY SEVEN THOUSAND AND NO/100----- Dollars (\$ 47,000.00 ),

with interest from date at the rate of Twelve per centum ( 12.00 % )  
per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan  
Association of SC, P. O. Box 408 in Greenville, South Carolina  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
FOUR HUNDRED EIGHTY THREE AND 45/100----- Dollars (\$ 483.45 ),  
commencing on the first day of August, 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 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, 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 situate, lying and being in  
the State of South Carolina, County of Greenville, being shown and de-  
signated as Lot 7 on a plat of WEEHAWKEN HILL, recorded in the RMC Office  
for Greenville County in Plat Book 4F at Page 50, and having, according  
to a more recent survey prepared by Freeland and Associates, dated June  
30, 1983, entitled "Property of James C. Lanning and Suxanne W. Lanning",  
the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 6 and 7 and  
running thence N. 8-28 W. 163.8 feet to an iron pin; thence with the rear  
line of Lot 7, N. 82-17 E. 90.1 feet to an iron pin; thence continuing  
with said line N. 84-27 E. 54.7 feet to an iron pin; thence with the line  
of Lot 8, S. 8-28 E. 159.7 feet to an iron pin; thence turning and run-  
ning with Weehawken Circle S. 81-32 W. 144.5 feet to an iron pin, the  
point of BEGINNING.

THIS is the same property conveyed to the Grantor herein by deed of  
Equitable Relocation Management Corporation, dated June 25, 1983 and re-  
corded simultaneously herewith.

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:

I. That he will promptly pay the principal of and 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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