

MORTGAGE

This mortgage complies with the requirements of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

GREENVILLE FILED
AUG 19 1 37 PM '03

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SAMUEL C. MCGEE
Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION,

a corporation
organized and existing under the laws 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 Eighty-two Thousand Seven Hundred and no/100's ----- Dollars (\$ 82,700.00).

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 South Carolina Federal Savings and Loan Association in Columbia, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Nine Hundred Ninety-Two and 55/100's ----- Dollars (\$ 992.55) commencing on the first day of October 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 September, 1998.

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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the southeastern corner of Earl and Rutherford Streets in the City of Greenville, being known and designated as Lot #1 on Plat of M. E. Latimer Land made by W. D. Neves, in July 1919, and as shown on a more recent plat of Sam C. McGee made by Freeland and Associates, RLS, on August 17, 1983, to be recorded herewith, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Rutherford Street and West Earl Street and running thence along West Earl Street S. 85-15 E., 165 feet to an iron pin; thence running S. 2-10 W. 65 feet to an iron pin; thence running N. 85-15 W. 164.8 feet to iron pin on Rutherford Street; thence running along Rutherford Street N. 1-59 E. to an iron pin on the corner of Rutherford Street and West Earl Street, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Sally McGee Ford dated November 13, 1978, and thereafter recorded in the REC Office for Greenville County in Deed Book 1091 at Page 925.

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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