

MORTGAGE

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

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

1984

21 11 30 AM '84

DONNIE W. WATSON

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONNIE W. WATSON, I, Charles B. Campbell

Lexington County, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto Metro Mortgage Corporation

a corporation organized and existing under the laws of 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 Twenty-Three Thousand Six Hundred Sixty-Six and NO/100 Dollars (\$ 23,666.00),

with interest from date at the rate of Thirteen and one-half per centum (13.5 %) per annum until paid, said principal and interest being payable at the office of Metro Mortgage Corporation P. O. Box 8518 in Columbia, S. C. 29202

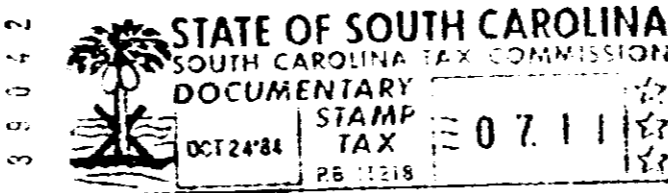
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Seventy-One and 21/100 Dollars (\$ 271.21), commencing on the first day of December, 1984, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 2014

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 improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina. Said property being shown as Lot 67, Abney Mills Subdivision on plat recorded in plat book QQ at page 167 in the Office of the RMC for Greenville County. Said property being more particularly shown on a plat prepared for Charles B. Campbell by Kermit T. Gould, S.C. R.L.S., dated September 4, 1984, to be recorded and having the following boundaries and measurements: On the North by Willard Street, measuring thereon for a distance of 62.0 feet; on the East by Brannon Street, measuring thereon for a distance of 89.3 feet to a point thence continuing for a distance of 6 feet; on the South by an unpaved alley, measuring thereon for a distance of 62.4 feet; and on the West by property as shown on said plat, measuring thereon for a distance of Six feet to a point and thence continuing for a distance of 84.1 feet for the remainder of the distance.

This being the same property conveyed to the mortgagor herein by deed recorded in deed book 1218 at page 178 in the Office of the RMC for Greenville County, dated 7/19/84, ^{of Soc of Housing & Urban Dev.}

TMS # 012400-07-00200



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 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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