

SOUTH CAROLINA
FHA FORM NO. 25
Rev. September 1964

FILED
GREENVILLE CO. S. C.
JUN 25 11 28 AM '75
DONNIE S. TANKERSLEY
REC'D

MORTGAGE

1342 500

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, John Henry Sanders and Emily N. Sanders

Greenville County

hereinafter called the Mortgagor, send(s) greetings

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Investment Co., Inc.

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 in-
corporated herein by reference, in the principal sum of -----Twenty Four Thousand Two Hundred and
No/100----- Dollars (\$ 24,200.00) with interest from date at the rate
of -----Eight and One-half----- per centum (8 1/2) per annum until paid, said principal
and interest being payable at the office of Carolina National Mortgage Investment Co., Inc.,
P.O. Box 935 in Charleston, South Carolina
or at such other place as the holder of the note may designate in writing, in monthly installments of -----
One Hundred Eighty Six and 10/100----- Dollars (\$ 186.10),
commencing on the first day of August 1975 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, 2005

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 Mort-
gagor 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 tract of land, situate, lying
and being in Bates Township, Greenville County, State of South Carolina, on the western
side of County Road, containing 1.53 acres, according to plat made by Terry T. Dill,
Reg. C.E. & L.S. No. 104, dated February 26, 1969, and having according to plat made
by Carolina Surveying Co., 6 June 1973, entitled Property of John Henry Sanders and
Emily N. Sanders, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of County Road and running thence N. 54-56 W.
458 feet to an iron pin; thence running along line of Fred Ashe property N. 27-11 E.
142 feet to an iron pin; thence S. 65-49 E. 300 feet to an iron pin in the center of
County Road; thence along the center of said County Road S. 7-52 E. 269.5 feet to an
iron pin, the point of beginning.



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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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 therein 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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