MORTGAGE

RECORDING FEE PAID $ 3.00

GREENVILLE CO. S.C.
'76 MAR 3 11 PM
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLYDE R. ABERCROMBIE, III
Greenville, South Carolina

(hereinafter referred to as the Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Lincoln Home Mortgage Company

a corporation organized and existing under the laws of the state of Georgia (hereinafter referred to as 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 Fifteen Thousand and No/100---------- Dollars ($ 15,000.00), with interest thereon from date at the rate of Eight & One-half per centum (8½) per annum until paid, said principal and interest being payable at the office of Lincoln Home Mortgage Company in Atlanta, Georgia, or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred, Fifteen and 35/100---------- Dollars ($ 115.35), beginning on the first day of July, 1976, and on the first day of each month thereafter until the entire 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 June, 2006.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) 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, situate, lying and being on the Northwest side of Dixie Avenue, in the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lot No. 63, Dixie Heights, as per plat thereof, recorded in the RMC Office for Greenville County, South Carolina in Plat Book H at Page 46, and having, according to a more recent plat made by Dalton & Neves, Co., Engs., entitled "Property of John H. Reid and Linda S. Reid", recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-C at Page 124, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Dixie Avenue, at the joint front corner of Lots 63 and 64, and runs thence along the line of Lot 64, N. 46-48 W. 150 feet to an iron pin; thence along the line of Lot 27, S. 45-12 W. 50 feet to an iron pin; thence along the line of Lot 62, S. 46-48 W. 150 feet to an iron pin on the Southwest side of Dixie Avenue; thence along Dixie Avenue, N. 45-12 W. 50 feet to the point of beginning.

5.6.00

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in anywise incident or appertaining, and all of the rents, issues and profits which may arise or be had therefrom, and 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 therein provided. Privilege is reserved to pay the debt in whole or in part 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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