## **MORTGAGE**

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WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

**}** ss:

TO ALL WHOM THESE PRESENTS MAY CONCERS

John Render Caines and Linda J. Caines of Greenville, S. C. hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NCNB MORTGAGE CORPORATION, a corporation organized and existing under the Laws of North Carolina, hereinafter called the Mortgagee, as evidenced by the certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty-Six Thousand Four Hundred &No Dollars (\$ 46,400.00 ), with interest from date at the rate %) per annum until paid, said principal per centum ( 11.5 Eleven and One-Half and interest being payable at the office of NCNB Mortgage Corporation in Charlotte, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments ACCORDING TO THE SCHEDULE September 1980 ATTACHED TO SAID NOTE, commencing on the first day of 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 DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$ 49,779.34

Now, Know Att 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 State of South Carolina:

Greenville

ALL that certain, piece, parcel or lot of land in the County of Greenville, State of South Carolina in the City of Simpsonville on the north side of East Georgia Road and being known and designated as property of John Render Caines and Linda J. Caines, as shown on plat thereof made by Freeland and Associates dated July 22, 1930, recorded in the RMC Office for Greenville County, S.C. in Plat Book 8-6 at Page 60 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Georgia Road at the south west corner of said property and runs thence N. 9-00 W. 317.58 feet to an iron pin; thence N. 80-06 E. 165.20 feet to an iron pin; thence S. 9-00 E. 317.47 feet to an iron pin on the north side of East Georgia Road; thence along said road S. 80-04 W. 165.20 to the point of beginning.

This beging the same the same property conveyed to the Mortgagors by deed of Charles Lethco Boyter of even date to be recorded herewith.

easement for
The above property is subject/to Ingress and Egress 20 feet in width as shown
on above mentioned plat.

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:

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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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