

NO. 22 SOUTH CAROLINA FHA FORM NO. 2175 (Rev. March 1971)

JAN 22 4 54 PM '73

BOOK 1264 PAGE 279

MORTGAGE DONNIE S. TANKERSLEY R.H.C.

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 ss:

BOOK 1275 PAGE 468

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ulysses Austin and Agnes B. Austin of Greenville, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

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 Fifteen Thousand One Hundred and No/100 Dollars (\$15,100.00), with interest from date at the rate of Seven per centum (7%) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred and 57/100 Dollars (\$ 100.57), commencing on the first day of March, 1973, 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 February, 2003.

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 piece, parcel or lot of land situate, lying and being on the northern side of Collinson Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 6 of a subdivision known as Sylvan Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 103; said lot having such metes and bounds as shown thereon.

FILED GREENVILLE CO. S. C.

MAR 23 10 13 AM '73

DONNIE S. TANKERSLEY R.H.C.

ASSIGNMENT FILED AND RECORDED AT 10:13 O'CLOCK P.M. VOL. 1275 PAGE 468 JAN 23 1973 DONNIE S. TANKERSLEY ATTORNEYS AT LAW

STATE OF SOUTH CAROLINA For Mortgage to this Assignment see REM Book 1264 MAR 23 1973 COUNTY OF GREENVILLE ASSIGNMENT Page 279

For Value Received, C. DOUGLAS WILSON & CO., hereby assigns, transfers and sets over to the within mortgage and the note which the same secures.

Dated this 21st day of March 1973.

In the Presence of [Signatures]

C. DOUGLAS WILSON & CO. BY Carolyn A. Reeves Secretary

Assignment Recorded March 23, 1973 at 10:13 A.M., # 26888 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 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; and, provided, further, that in the event the debt is paid in full prior to maturity and