

FILED
GREENVILLE CO. S. C.
12:04 P.M.
MORTGAGE
DONNIE S. TANKERSLEY
R.M.C.

VOL 1459 PAGE 345

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

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:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Samuel B. King III

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan
Association of Greenville, South Carolina

, a corporation
organized and existing under the laws of The United States, 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 Thirty-Seven Thousand and no/100-----
-----Dollars (\$37,000.00), with interest from date at the rate
of seven and three quarters-----per centum (7 3/4 %) per annum until paid, said principal
and interest being payable at the office of First Federal Savings and Loan Association, Post Office
Drawer 408 in Greenville, South Carolina, 29692
or at such other place as the holder of the note may designate in writing, in monthly installments of
Two Hundred Sixty-Five and 29/100-----Dollars (\$ 265.29),
commencing on the first day of May, 19 79, 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 April, 2009

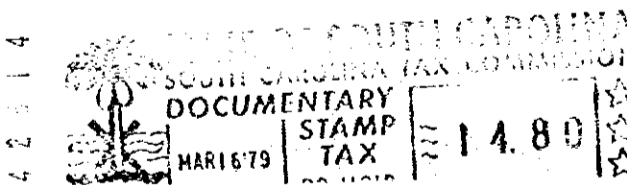
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-
gagor in hand well and truly paid by the Mortgagee at and before the sealing and 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 lot of land with the buildings and improvements thereon, situate on the East
side of Jones Avenue in the City of Greenville, Greenville County, South Carolina,
being shown as Lot No. 6 on Plat of Property of W. C. McDaniel, recorded in the RMC
Office for Greenville County, South Carolina, in Plat Book F, Page 186, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Jones Avenue at the joint front
corner of Lots 5 and 6 and runs thence along the line of Lot No. 5, S.89-00 E.
192.7 feet to an iron pin; thence S.1-01 E. 70.5 feet to an iron pin; thence
along the line of Lot No. 7, N.89-00 W. 195.2 feet to an iron pin on the East side
of Jones Avenue; thence along Jones Avenue, N.1-00 E. 70 feet to the beginning
corner.

This conveyance is subject to all restrictions, set back lines, roadways, easements
and rights-of-way, if any, affecting the above described property.

This being the same property conveyed to the mortgagor by deed from Joel W. Turner
and Patsy H. Turner of even date to be recorded herewith.



Together with all and singular the rights, members, hereditaments, and apputenances 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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