

FILED MORTGAGE
GREENVILLE CO. S. C.

This instrument is a security instrument with a mortgage insured under the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 29 4 27 PM '79
BONNE E. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROGER A. & CYNTHIA R. GREEN

South Carolina

of
, hereinafter called the Mortgagor, sends greetings:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank, a national banking association

organized and existing under the laws of United States of America, a corporation, 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 Thirty One Thousand Three Hundred and 00/100----- Dollars (\$ 31,300.00).

with interest from date at the rate of Eight per centum (* 8 %) per annum until paid, said principal and interest being payable at the office of South Carolina National Bank, P. O. Box 168 in Columbia, South Carolina 29202 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Twenty Nine and 74/100----- Dollars (\$ 229.74), commencing on the first day of December, 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 November, 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 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 being known and designated as Lot No. 224 of Sunny Slopes Subdivision, Section IV, according to a plat prepared of said property by C. O. Riddle, Surveyor, August 19, 1976 and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at page 52, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Duncan Road, joint corner of Lots 223 and 224 and running thence with the common line of said lots, N. 40-01 W. 234.6 feet to a point, joint corner of Lots 219, 220, 223, and 224; thence running with the common line of Lots 220 and 224, N. 41-04 120 feet to a point; thence, S. 44-53 E. 187.3 feet to a point on the edge of Duncan Road; thence running with said Road, S. 23-36 W. 150 feet to a point on the edge of said Road, the point of beginning.

Subject to easements and restrictions of record.

Being the same property conveyed to the mortgagors by deed of Equitable Life Assurance Society of the United States, dated October 29, 1979, recorded in Deed Book 114, at Page 504 in the R.M.C. Office for Greenville County.

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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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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