

P. O. Drawer 408
Greenville, SC 29602
S.C.
RECORDED
MAY 1 3 52 AM '80
DONNA S. McELHANNON & GENIA K. HESTER

MORTGAGE

BOOK 1499 PAGE 508
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: DONNA S. McELHANNON and GENIA K. HESTER

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

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings & Loan Association of Greenville, S.C.

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 incorporated herein by reference, in the principal sum of Thirty-one Thousand, Eight Hundred and No/100 Dollars (\$ 31,800.00), 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 First Federal Savings & Loan Association, P. O. Drawer 408, 301 College Street in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred, Thirty-three and 34/100 Dollars (\$ 233.34), commencing on the first day of May, 1980, 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, 2010

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 15, 16 and part of 17, on plat of BLOCK "E" BUENA VISTA and recorded in the RMC Office for Greenville County in Plat Book W at Pages 11 and 29, and also being known as PROPERTY OF DONNA S. McELHANNON and GENIA K. HESTER, as recorded in the RMC Office for Greenville County, S.C. in Plat Book 7W at Page 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at old iron pin on the Southwestern side of Rosegarden Street, joint front corners of Lots 14 and 15 and running thence along the Southwestern side of said Rosegarden Street, S. 8-50 E. 85.4 feet to an iron pin; thence turning and running on a line through Lot 17, S. 74-32 W. 178.7 feet to an iron pin; thence turning and running along the common line of this property and Lots 29 and 30, N. 13-17 W. 82.7 feet to an old iron pin at the joint rear corner of Lots 14 and 15; thence turning and running along the common line of said Lots, N. 73-51 E. 185.4 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of William Brady Roberts, Jr., of even date, to be recorded herewith.

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.

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