

FILED
MORTGAGE S. C.
APR 26 PM '80
DUDLEY

1499 43869

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:

Dudley Randall Byars and Kathy C. Byars
Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank

, a corporation
organized and existing under the laws of State 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 FORTY FOUR THOUSAND TWO HUNDRED AND NO/100 Dollars (\$ 44,200.00),

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, S.C. 29202 or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED TWENTY FOUR AND 43/100 Dollars (\$ 324.43), commencing on the first day of June, 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 May, 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Tollgate Court and being known as Lot No. 30, of a subdivision known as The Cedars, as shown by plat of Werber Co., Inc., by R.B. Bruce, Carolina Surveying Company dated December 11, 1979, and having, according to said plat, the following metes and bounds, to-wit:

front
BEGINNING at a point at the joint/corner of Lots Nos. 30 and 31 on the southern side of Tollgate Court and running thence along Tollgate Court, the chord of which is N. 55-37 E. 45 feet to a point; thence continuing N. 05-16 E. 40 feet to a point; thence leaving Tollgate Court and running S. 17-56 E. 134.6 feet to a point; thence S. 20-29 E. 45 feet to a point; thence S. 71-31 W. 132 feet to a point; thence S. 10-29 E. 149 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Werber Co., Inc. dated and recorded April 3, 1980.

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DOCUMENTARY
STAMP

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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