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MORTGAGE

This mortgage is made in connection with a mortgage insured under the new Title Insurance provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: William K. Hassell and Linda Jolly Hassell
of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Charter Mortgage Company, a corporation organized and existing under the laws of Florida, 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 Six Thousand and No/100**----- Dollars (\$36,000.00---), with interest from date at the rate of **eleven and one-half** per centum (---11.5 %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company in Jacksonville, Florida or at such other place as the holder of the note may designate in writing, in monthly installments of **Three Hundred Fifty Six and 76/100**----- Dollars (\$ 356.76---), commencing on the first day of **September**, 19 80, 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 **August 2010**

NOT KNOWN 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, together with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being the major portion of Lot No. 17 as shown on Plat of Property of D. T. Smith Estate, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, Page 108, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Tallulah Drive, 325 feet East of the southerly intersection of Tallulah Drive and Penn Street (formerly Smith Street), and running thence with Tallulah Drive, N. 64-20 E. 75 feet to an iron pin at the joint front corner of Lots Nos. 17 and 19; and running thence with the common line of said lots, S. 25-40 E. 200 feet to an iron pin; thence S. 64-20 W. 75 feet to an iron pin; thence with a new line through Lot No. 17, N. 25-40 W. 200 feet to the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of Stan A. Rampey and Carol M. Rampey dated 21 July 1980 and recorded **25** July 1980 in the RMC Office for Greenville County in Deed Book **1129** Page **810**

Address of Mortgagee: Post Office Box 10316, Jacksonville, Florida 32207

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 the date of the next scheduled payment, provided that the exercise of an intention to exercise such privilege is given at least thirty

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