

FILED
GREENVILLE CO. S. C.

MAR 10 9 36 AM '81

DONNIE S. TANKERSLEY
R.M.C

MORTGAGE

1534 622

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:

Joel Dennis Hoffman and Norma R. Hoffman 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 State 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

Twenty-seven thousand nine hundred fifty and no/100 --- Dollars (\$27,950.00 -----).

with interest from date at the rate of Thirteen and one-half per centum (13.5 ----- %)
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 twenty and 31/100 ----- Dollars (\$ 320.31 -----),
commencing on the first day of May, 1981, and on the first day of each month thereafter until the prin-
cipal 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, 2011.

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, bar-
gained, 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, and being shown and designated
as Lot 17 on plat of Spring Brook Terrace, recorded in the R&C Office for
Greenville County in Plat Book KK on page 143-B, and by a more recent plat of
"Property of Joel Dennis Hoffman and Norma R. Hoffman," prepared by Freeland
and Associates on March 9, 1981, recorded in Plat book SM at page R ;
and having, according to the more recent plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the southerly side of Miami Avenue, said pin being
approximately 65.0 feet to Walton Street, and running thence along said Avenue
N. 88-00 E. 75.0 feet to an iron pin; thence turning and running along the joint
line of Lots 19 and 17 S. 2-00 E. 150.0 feet to an iron pin; thence turning and
running S. 88-00 W. 75.0 feet to an iron pin; thence turning and running N. 2-00 W.
150.0 feet to an iron pin, being the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Julian Blair,
Jr. and Melba Blair, to be recorded of even date herewith.

5070
--- 1 MAR 10 81
508

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 encum-
brances 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.

4.328

4328 RV-2