

MORTGAGE

BOOK 1536 PAGE 46

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
SUSAN ELIZABETH GRUBB
MAR 25 1 30 PM '81

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

WHEREAS, the Mortgagor is well and truly indebted unto DONALD S. TANKERSLEY R.M.C. CHARTER MORTGAGE COMPANY
Post Office Box 10316
Jacksonville, Florida 32207

organized and existing under the laws of Florida, a corporation
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-Nine Thousand and No/100 Dollars (\$29,000.00).

with interest from date at the rate of fourteen and one-half per centum (14 1/2 %) 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 according to the Schedule attached to said Note ** Dollars (\$), commencing on the first day of May, 19 81, 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, 2011

** Deferral of interest may increase the principal balance to \$32,049.18.
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, with all improvements thereon, being known and designated as Lots 3 and 4 on plat of BLOCK C, GROVE PARK, which plat is recorded in the RMC Office for Greenville County in Plat Book J, at Pages 68 and 69, and having, according to a more recent plat entitled "Property of Susan Elizabeth Grubb" prepared by Carolina Surveying Co., dated March 20, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Beverly Drive, joint front corner of Lots 2 and 3, and running thence with Beverly Drive S. 59-15 E. 50 feet to an iron pin, joint front corner of Lots 4 and 5; thence with the joint line of said lots S. 36-30 W. 170 feet to an iron pin; thence N. 59-15 W. 50 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the joint line of said lots N. 36-30 E. 170 feet to an iron pin on the southwestern side of Beverly Drive, the point of beginning.

This is that property conveyed to Mortgagor by deed of William P. MacKenzie as Executor of the Estate of Edna Earnest Grubb dated and filed concurrently herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
MAY 11 1981

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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