

MORTGAGEE'S MAILING  
ADDRESS: P. O. Drawer  
408, Greenville, S. C. 29602

# MORTGAGE

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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:

FILED  
MAR 2 3 24 AM '81  
SOUTH CAROLINA  
RECORDERS  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles F. Niel and Marie D. Niel  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

First Federal Savings and Loan Association of Greenville, South Carolina, a corporation organized and existing under the laws of one 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 Twenty-Six Thousand Four Hundred Fifty and No/100 Dollars (\$ 26,450.00 ).

with interest from date at the rate of fourteen per centum ( 14 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association, P. O. Drawer 408, 301 College Street in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Thirteen and 43/100 Dollars (\$ 313.43 ), commencing on the first day of May, 1981, 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.

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 situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of James Street, being known and designated as Lot No. 48 as shown on a plat of E. A. Wood Estate recorded in the RMC Office for Greenville County in Plat Book FF at Page 196, and also as shown on a plat prepared by Carolina Surveying Co., dated February 10, 1981, entitled "Property of Charles F. Niel and Marie D. Niel," recorded in the Office of the RMC for Greenville County in Plat Book 8-m at Page 58, reference to said latter plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagors herein by deed of Frank P. Hammond of even date to be recorded herewith.

RECORDERS OFFICE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
FEB 2 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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