

# MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
SEP 14 4 49 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David L. Mims of  
Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of South Carolina

, a corporation organized and existing under the laws 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 Thirty Two Thousand Seven Hundred Fifty and no/100----- Dollars (\$ 32,750.00----- ),

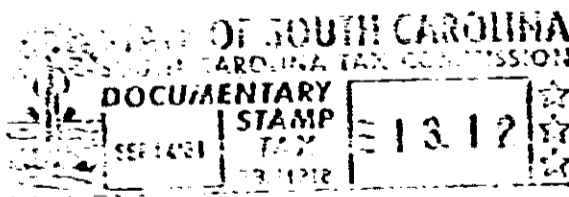
with interest from date at the rate of sixteen and one-half----- per centum ( 16.5-----% ) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Fifty three and 92/100----- Dollars (\$ 453.92----- ), commencing on the first day of November, 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 October 1, 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 lying in the State of South Carolina, County of Greenville, shown as a Portion of Property of Perry S. Luthi, as Trustee for Kull Trust, recorded in Plat Book 5L at page 23, said property being known as 7-9 Mauldin Road, and also shown on plat of Property of David L. Mims, dated January 14, 1980, and having the following courses and distances:

BEGINNING at an iron pin on Mauldin Road, at the joint front corner of other property of Mims and running thence N. 47-15 E. 118.2 feet to an iron pin; thence S. 47-56 E. 65.0 feet to an iron pin; thence along the joint line of the within property and other property of Mims, S. 45-29 W. 123.4 feet to an iron pin on Mauldin Road; thence along Mauldin Road, N. 49-38 W. 17.0 feet and n. 41-18 W. 52.0 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed by LAM Leasing, Inc. by deed recorded May 9, 1979 in Deed Book 1102 at page 44.



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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