SOUTH CAROLINA
FHA FORM NO. 2175m
(Rev. March 1971)

MORTGAGE

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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Benjamin F. Jones and Iuker B. Jones

of

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

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Investment Co., Inc., Its Successors and Assigns

, a corporation organized and existing under the laws of South Carolina, 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 Thousand Dollars ($ 20,000.00), with interest from date at the rate of Nine per centum (9 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. in Charleston, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Sixty One Dollars ($ 161.00), commencing on the first day of February, 19 76, 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 January, 2006.

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, Gantt Township, being known and designated as Lot 33 of a subdivision known as Glendale Heights addition, as shown on a plat thereof, prepared by J. Mac Richardson, Engineer; June 16, 1958, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 13 and having according to said Plat the following metes and bounds:

BEGINNING on the Eastern edge of Freestone Street at the joint front corner of Lot 32 and 33 and running thence along a line of Lot 32 N. 83-15 E. 111.8 feet to a point; thence S. 4-09 W. 101.8 feet to a point; thence S. 83-15 W. 92.5 feet to a point on the Eastern edge of Freestone Street; thence along the Eastern edge of Freestone Street N. 6-45 W. 100 feet to the beginning corner.

THIS property is subject to existing easements, restrictions and rights of way upon or affecting said property.

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 maturity; *provided, however*, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment, and, *provided, further*, that in the event the debt is paid in full prior to maturity and

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