

FILED  
MORTGAGE  
FILED  
JUL 10 28 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.  
JUL 13 11 19 AM '79  
DONNIE S. TANKERSLEY

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This form is used in connection with mortgages insured under the new Federal Housing Administration provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: **RABON MICHAEL DEAN** and **BERTHA DEAN**

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

WHEREAS, the Mortgagor is well and truly indebted unto **FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE 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 **Thirteen thousand five hundred fifty & 00/100** Dollars (\$ **13,550.00**).

with interest from date at the rate of **Seven & three-fourths** per centum ( **7.75** %) per annum until paid, said principal and interest being payable at the office of **FIRST FEDERAL SAVINGS & LOAN P.O. DRAWER 408** in **Greenville, South Carolina, 29602** or at such other place as the holder of the note may designate in writing, in monthly installments of **Ninety seven & 15/100** Dollars (\$ **97.15** ) commencing on the first day of **September**, 1979, 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 **August, 2009**.

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 Monaghan Mills Village, Greenville County, South Carolina and being more particularly described as Lot No. 52, Section 3, as shown on a plat entitled "Subdivision of Victor-Monaghan Mills, Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C., on December 20, 1948, and recorded in the RMC Office for Greenville County in Plat Book S at Pages 179-181, inclusive, reference to said plat being hereby craved for the metes and bounds description.**

**This being the same property conveyed to Mortgagors by Deed of Clyde E. Morgan, as Executor of the estate of Bessie B. Morgan, Dated July 3, 1979 and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1106 at Page 123.**

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STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
JUL 10 1979  
OFFICE OF THE CLERK

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, or more than, the monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, and it is hereby understood that written notice of intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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