

AUG 4 10 12 AM '80

GREENVILLE
SEP 2 3 00 PM '80
MORTGAGE
DONNIE S. R.H.C.

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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 LAURENS AND
GREENVILLE

DEED OF TRUST
WITH DEFERRED INTEREST AND INCREASING
MONTHLY INSTALLMENTS

BOOK 1314 PAGE 128

TO ALL WHOM THESE PRESENTS MAY CONCERN: SAMUEL K. JEFFERSON AND JOYCE C. JEFFERSON

-----of
114 NASH STREET, FOUNTAIN INN, SC-----, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CHARTER MORTGAGE COMPANY

-----, a corporation
organized and existing under the laws of THE STATE OF FLORIDA-----, 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 SEVEN THOUSAND EIGHT HUNDRED AND NO/100-----
-----Dollars (\$27,800.00-----).

with interest from date at the rate of ELEVEN AND ONE-HALF-----per centum (11½-----%)
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 ~~XX~~ ACCORDING TO THE
SCHEDULE ATTACHED TO SAID NOTE-----~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
commencing on the first day of SEPTEMBER-----, 19 80, and on the first day of each month thereafter until the prin-
cipal 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-----, 2010.

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, bar-
gained, 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 Laurens
State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and
being in the State of South Carolina, County of Laurens, in the
Town of Fountain Inn, being shown and designated as Lot 2, on plat
of L. F. Armstrong Subdivision as prepared by Lewis C. Godsey, RLS,
dated September 23, 1954 and a more recent plat of Samuel Keith
Jefferson and Joyce C. Jefferson as prepared by Carolina Surveying
Company dated July 30, 1980 and recorded in the Clerk of Court for
Laurens County in Plat Book 41, Page 237, and recorded in the
RMC Office for Greenville County in Plat Book 8-E, Page 13,
and having according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on Nash Street joint front corner of Lots
2 and 3 and running thence with said Street S. 53-45 E., 125 feet
to an iron pin, joint front corner of Lots 1 and 2; thence with the
common line of said Lots S. 20-21 W., 326 feet to an iron pin; thence
along the rear of Lot 2 N. 79-33 W., 188.2 feet to an iron pin, joint
rear corner of Lots 2 and 3; thence with the common line of said
Lots N. 29-41 E., 397.8 feet to an iron pin on Nash Street, the point
of beginning.

This is the identical property conveyed to the mortgagors by deed of
Linda E. Cook to be recorded on even date herewith.

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 fully 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 encum-
brances 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.

RECORD

4328 RV.2