

GREENVILLE MORTGAGE
S.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

DEC 1 1 17 PM '80
DONNA K.M.C. WALTERSLEY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Stephen R. Diachenko of Greenville, South Carolina, 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 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 and no/100ths Dollars (\$ 27,000.00),

with interest from date at the rate of Thirteen and one-half per centum (13 1/2 %) 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 of Dollars (\$ 309.42), Three Hundred, Nine and 42/100ths commencing on the first day of January, 19 81, 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 December, 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 City and County of Greenville, State of South Carolina on the northwestern side of Hillcrest Drive and being known and designated as Lot 49 of Druid Hills as shown on the plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, Page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the northwestern side of West Hillcrest Drive at the joint front corners of Lots 48 and 49 and running thence along said Drive, S 48-42 W 50 feet to an iron pin; thence, N 45-23 W 157.4 feet to an iron pin; thence, N 81-28 E 47.4 feet to an iron pin; thence, N 18-17 W 66.3 feet to an iron pin; thence, S 40-04 E 193.7 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by Deed of Carl Dean Walters, Jr. as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1138, Page 124, on December 1, 1980.

Transamerica Real Estate Tax Service

DATE: 11-29-80 Charter Mortgage Co.
LOAN NO. 706312 Lender #2147
MORTGAGE VALUE: \$27,000.00 FEE: \$20.50
BORROWER: Stephen R. Diachenko
PROPERTY ADDRESS: 229 W. Hillcrest Dr., Greenville, SC
FORMER OWNER: Carl D. Walters, Jr.

SERVICE TYPE: B NO IMPOUNDS C IMPOUNDS

DIST.	Collection District Name	Permanent Tax Number
County	Greenville	(519) 0176.00-03-099.00
City Town Borough	Greenville	0176.00-03-099.00
School Drain Other		

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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