

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

APR 16 2 10 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Peter C. Langford and Nancy S. Langford

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Charter Mortgage Co.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

~~Forty thousand eight hundred~~ Dollars (\$ ~~40,800.00~~ ^{41,150.00} due and payable
Fifty one thousand one hundred and fifty

The 1st of Each month beginning June 1, 1981

with interest thereon from this date at the rate of 14.5 per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

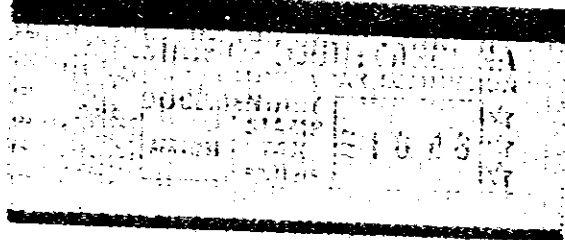
ALL that certain piece, parcel, or lot of land, situate, lying and being on the southeastern side of East Lee Road, Greenville County, South Carolina, being shown and designated as Lot 2 on a Plat of OAKWOOD acres, recorded in the RMC Office for Greenville County in Plat Book MM, at Page 135, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of East Lee Road, joint front corner of Lots 1 and 2, and running thence with the common line of said Lots, S 74-00 E, 175 feet to an iron pin in the Subdivision property line; thence N 16-36 E, 91.4 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the common line of said Lots, N 74-28 W, 176.7 feet to an iron pin on the southeastern side of East Lee Road; thence with Said Road, S 15-30 W, 90 feet to and iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

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This is the same property conveyed to mortgagor by deed recorded at Deed Book 1146, Page 388 by Edward D. Crist and Virginia L. Crist.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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