

LONG, BLACK & GASTON

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 GREENVILLE

FILED CO. S. C. 4 29 PM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN: THATSAY, HAROLD T. ABBOTT AND CAROLYN B. ABBOTT

Greenville, South Carolina

of 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 EIGHT THOUSAND NINE HUNDRED FIFTY DOLLARS AND NO/100-----Dollars (\$ ---28,950.00-----).

with interest from date at the rate of Fourteen and One-Half per centum (14.50 %) per annum until paid, said principal and interest being payable at the office of CHARTER MORTGAGE COMPANY Post Office Box 2259 in Jacksonville, Florida, 32232 or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED FIFTY FOUR DOLLARS AND 64/100 Dollars (\$ -----354.64-----), commencing on the first day of June, 1981, 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 May, 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 in Greenville Township, Greenville County, State of South Carolina, on the Northeast side of Edgewood Avenue, near the City of Greenville, being shown as Lot No. 32 on a plat of "Lea-wood", made by Dalton and Neves, in June, 1938, recorded in Plat Book J, at Pages 18 and 19, and according to a more recent survey entitled "Pro-erty of Harold T. Abbott and Carolyn B. Abbott", dated April 28, 1981, prepared by Freeland and Associates, having the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 31 and 32, and running thence along Edgewood Avenue, N. 55-18 W. 77 feet to an iron pin; thence N. 33-54 E. 169 feet to an iron pin; thence S. 55-41 S. 77 feet to an iron pin; thence S. 33-54 W. 169.5 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of Joe Arnold Moon and Doris Jeanne Hunnicutt Moon, dated April 30, 1981, and recorded simultaneously 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 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 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.

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