

FILED
GREENVILLE CO. S. C.

AUG 17 2 58 PM '81

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS M. SIMMONS AND MARY SUE ADAMS 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 **The State of Florida**, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of **Twenty-Six Thousand Nine Hundred Fifty**
and 00/100 -----Dollars (\$ **26,950.00**-----). with interest from date at the rate
of **fifteen and one-half** per centum (**15.5** %) 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 **Three**
Hundred Fifty-One and 70/100 ----- Dollars (\$ **351.70**),
commencing on the first day of **October**, 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 **September, 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 Mort-
gagor 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 the County of Greenville,
State of South Carolina, on the northern side of Stanley Drive,
near the City of Greenville, being shown as Unit 105 on plat of
Harbor Town, recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book 5P at Pages 13 and 14, and being more
particularly described as follows:

BEGINNING at a point at the joint corner of Units 105 and 104 and
thence running N. 71-21 E. 21.1 feet; thence turning and running
S. 18-39 E. 68.9 feet; thence turning and running S. 71-21 W. 21.1
feet; thence turning and running N. 18-39 W. 68.9 feet to the point of
BEGINNING.

Being the same property conveyed to the Grantors herein by deed from
Frank K. Bowlin and Florence C. Bowlin on August 17, 1981, and recorded in the
Greenville County RMC Office in book 1153, Page 649.

DOCUMENTARY
STAMP
10 00 17

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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 and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein 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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