

GREENVILLE CO S.C.  
OCT 12 3 53 PM '83  
DONNIE S. WHEATLEY  
R.M.C.

1630 490

SOUTH CAROLINA

VA Form 26-4331 (Home Loan)  
Revised September 1975. Use Optional.  
Section 1981, Title 38, U.S.C. Applicable to Federal National Mortgage Association.

## MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

WHEREAS:

RONALD E. KAY

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called 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 Fourteen Thousand Four Hundred and No/100

Dollars (\$ 14,400.00 ), with interest from date at the rate of Thirteen per centum ( 13 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina, P. O. Box 408 in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Sixty-two and 41/100 Dollars (\$ 162.41 ), commencing on the first day of October, 19 83, and continuing 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 2008

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

ALL that certain piece, parcel or lot of land, situate, lying and being in the county of Greenville, State of South Carolina, on DeOyley Avenue, and being shown as Lot #37, on a plat of Augusta Road Ranches recorded in Plat Book M at Page 47 and being further shown on a plat prepared by Carolina Surveying Co. dated September 5, 1983, said plat having the following metes and bounds, to wit:

BEGINNING at an old iron pin on the south side of DeOyley Avenue at the joint front corner of Lots 37 and 38, and running thence with the line of Lot #37 N. 89-47 E. 60 feet to an old iron pin; thence S. 0-13 E. 200.0 feet to an old iron pin at the joint rear corner of Lots 36 and 37; thence S. 89-47 W. 60.0 feet to an old iron pin; thence N. 0-13 W. 200.0 feet to an old iron pin on the southern edge of the right of way of DeOyley Avenue, the point of beginning.

This being the same property conveyed to the Mortgagor herein by Deed of F. T. Collins dated September 9, 1983 and to be recorded herewith.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

0490

4328-RV-21