

FILED  
GREENVILLE, CO. S. C.

BOOK 1206 PAGE 538

SEP 24 1971

SOUTH CAROLINA  
FHA FORM NO. 2175m  
(Rev. March 1971)

**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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: **WILLIAM HOWARD KANIPE AND GLADYS-S. KANIPE**

**Fountain Inn, South Carolina**, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **Wachovia Mortgage Company**

a corporation organized and existing under the laws of **North Carolina**, 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 **Seventeen Thousand Nine Hundred and No/100** Dollars (\$17,900.00), with interest from date at the rate of **seven** per centum (7) per annum until paid, said principal and interest being payable at the office of **Wachovia Mortgage Company** in **Winston-Salem, North Carolina**

or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Nineteen and 21/100** Dollars (\$119.21), commencing on the first day of **November**, 1971, 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 **October**, 2001.

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 certain piece, parcel, or lot of land in the Town of Fountain Inn, County of Greenville, State of South Carolina, on Havendale Drive, being shown and designated as Lot No. 28, on plat of Stonewood, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 F", at Page 16.

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 to ever defend all and singular the premises unto the Mortgagee, its successors and assigns, and to defend the same, whensoever 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 loan to be made by the Mortgagee at the times and in the manner therein provided. Prepayment is reserved to pay the debt on all or in whole or 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 that written notice of an intention to exercise such prepayment is given at least thirty (30) days prior to prepayment, and provided further that in the event the debt is paid in full prior to maturity of

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

This Mortgage Assigned to \_\_\_\_\_  
From Wachovia Mortgage Co.  
on 20 day of Sept. 1971, Assignment recorded  
in Vol. 1207 of R. E. Mortgages on Page 538  
This 24 of Sept. 1971, # 8820