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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:

CHARLES E. CLINKSCALES AND JENNIFER W. CLINKSCALES

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
THE KISSELL COMPANY

, a corporation
organized and existing under the laws of the State of Ohio, 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 Thirty Thousand Eight Hundred and no/100-----
----- Dollars (\$ 30,800.00),

with interest from date at the rate of fourteen and one-half per centum (14½ %) per annum until paid, said principal and interest being payable at the office of The Kissell Company, 30 Warder Street in Springfield, Ohio 45501 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Seventy-seven and 30/100----- Dollars (\$ 377.30), commencing on the first day of July, 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 June, 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 with all buildings and improvements thereon, situate, lying and being on the northern side of Pine Creek Drive in Greenville County, South Carolina being known and designated as the major portion of lot no. 205 as shown on a plat entitled BELLE MEADE SECTIONS 1 and 2 made by Piedmont Engineering Service dated June, 1954, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE at Pages 116 and 117 and being shown on a more recent survey thereof entitled PROPERTY OF CHARLES E. CLINKSCALES AND JENNIFER W. CLINKSCALES made by Freeland & Associates dated April 28, 1981, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-0 at Page 47 and having according to said Freeland plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pine Creek Drive at the joint front corner of lots nos. 204 and 205 and running thence along the common line of said lots, N. 7-55 W. 179.8 feet to an iron pin; thence N. 61-05 E. 73.6 feet to a point in or near the center of Brushy Creek; thence with Brushy Creek as the line, the traverse of which is S. 58-31 E. 76.32 feet to a point; thence S. 12-45 W. 180.3 feet to an iron pin on the northern side of Pine Creek Drive; thence along the northern side of Pine Creek Drive, N. 88-13 W. 65.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Wallace M. Knecht, Jr. to be recorded herewith.

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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 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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