

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1552 PAGE 425

SEP 11 3 50 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS, JOHN K. KOVALESKI AND JANIS M. KOVALESKI

(hereinafter referred to as Mortgagor) is well and truly indebted unto RAYMOND DEAKINS AND ANN DEAKINS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FIFTY SIX THOUSAND AND NO/100 -----Dollars (\$ 56,000.00) due and payable

in 35 monthly installments of \$603.12 each beginning October 10, 1981 and a like amount on the 10th day of each month thereafter with final installment of \$55,997.12 due on September 10, 1984. Payments are to be first applied to interest and balance to principal. with interest thereon from date at the rate of 12.625 per centum per annum, to be paid: monthly Right to Prepay without penalty is reserved. THIS MORTGAGE CONTAINS A BALLOON PAYMENT.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 95 on a plat of Pine Brook Forest Subdivision, according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, at Pages 48 and 49, and having such metes and bounds as shown thereon.

This is the same property conveyed to the mortgagors by deed of the mortgagees dated and recorded September 10, 1981 and is given to secure a portion of the purchase price.

Mortgagees' address: 101 Hemlock Lane, Johnson City, Tenn. 37601

5070 --- 1 SEP 10 1981 563

STATE OF SOUTH CAROLINA
RECORDING COMMISSION
DOCUMENTARY
STAMP
TAX \$ 22.40
RECEIVED

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whosoever lawfully claiming the same or any part thereof.

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