

MORTGAGE

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

GREENVILLE, S.C.

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VOL 1851 PAGE 791

DONNIE S. TAKKERSLEY R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gary D. Gibson and Robin H. Gibson of Spartanburg, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto August Kohn and Company, Incorporated

, a corporation organized and existing under the laws of South 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 Sixteen Thousand Four Hundred Eighty-Two and No/100 Dollars (\$ 16,482.00).

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 August Kohn and Company, Incorporated in Columbia, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Eighty-Two and 32/100 Dollars (\$ 182.32), commencing on the first day of May, 1984, 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 April, 2014.

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 in the County of Greenville, Greenville Township, State of South Carolina, situate, lying and being on the eastern side of Paris View Drive (formerly West Fairview Avenue) near the City of Greenville, and being known and designated as a portion of Lots Nos. 29 and 30 as shown on a plat of DRUID HILLS made by Dalton & Neves, dated January, 1947, recorded in the RMC Office for Greenville County in Plat Book P at Page 113 and having according to a recent survey made by Piedmont Engineering Service, dated April 27, 1948, the following metes and bounds, to-wit:

BEGINNING at a stake on the eastern side of Paris View Drive (formerly West Fairview Avenue) 496.5 feet north from Townes Street Extension and running thence S. 68-01 E. 146.5 feet to a stake; thence N. 17-17 E. 74 feet to a stake; thence N. 73-08 W. 147.2 feet to a stake on Paris View Drive; thence with the eastern side of said Drive, S. 16-22 W. 60 feet to the beginning corner.

ALSO:

ALL that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Paris View Drive (formerly West Fairview Avenue) near the City of Greenville, being a portion of Lot 30 as shown on a plat of DRUID HILLS made by Dalton & Neves in January, 1947, recorded in the RMC Office for Greenville County in Plat Book P at Page 113 and according to a recent survey made by **

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 and 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.

Piedmont Engineering Service, dated April 27, 1948, is described as follows:

BEGINNING at an iron pin on the eastern side of Paris View Drive (formerly West Fairview Avenue) 556.5 feet north from Townes Street Extension and running thence N. 74-19 E. (over)

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