

MORTGAGE

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

FILED GREENVILLE CO. S.C.

DEC 13 2 14 PM '84

DONNIE S. TAKKERSLEY R.M.C.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TEDDY JOE TINSLEY and DONNA B. TINSLEY ----- of Greenville, 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 Twenty Thousand Six Hundred and No/100 ----- Dollars (\$20,600.00 -----).

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 Two Hundred Thirty-two and 34/100 ----- Dollars (\$ 232.34 -----), commencing on the first day of February -----, 19 85, 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 January, 2010.

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, with improvements thereon, situate, lying and being on the eastern side of Washington Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a portion of Lot No. 33 on plat entitled "Property of Teddy Joe Tinsley and Donna B. Tinsley" prepared by Carolina Surveying Co. dated December 6, 1984 and recorded in the R.M.C. Office for Greenville County in Plat Book 11-D at Page 42 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of the within property and Lot No. 34 on the eastern side of Washington Avenue and running thence with the eastern side of said street N. 22-10 W., 67.0 feet to an iron pin; running thence with the line of Lot No. 32, N. 71-00 E., 189.9 feet to an old iron pin; running thence S. 22-10 E., 67.0 feet to an old iron pin at the joint rear corner of Lots Nos. 33 and 34; running thence with the joint line of said lots S. 71-00 W., 189.9 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Henry Tarrant Tinsley recorded in the R.M.C. Office for Greenville County in Deed Book 1228 at Page 489 on the 13th day of December, 1984.

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.

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