

# 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

VOL 1690 PAGE 287

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ARTHUR B. DUCKETT & MARY A. DUCKETT, of Greenville, 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 SEVENTEEN THOUSAND, SEVEN HUNDRED FORTY NINE AND NO/100 Dollars (\$ 17,749.00),

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 THE KISSELL COMPANY, in PITTSBURGH, PENNSYLVANIA 15269 or at such other place as the holder of the note may designate in writing, in monthly installments of ONE HUNDRED NINETY SIX AND 34/100 Dollars (\$ 196.34), commencing on the first day of January, 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 DECEMBER, 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, with the buildings and improvements thereon, in Greenville Township, County of Greenville, State of South Carolina, lying and being situate on the Southern side of Prancer Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot #313, Pleasant Valley, according to a Plat of said Subdivision prepared by Dalton & Neves in April, 1946, including additions to said Plat through February, 1950, as recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", at Page 93, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Prancer Avenue, at joint front corner of Lots 313 & 314, said pin being 347.7 feet Southwest of an iron pin in the Southwest intersection of Prancer Avenue and Phoenix Avenue, and running thence S. 0-08 E. 160 feet to an iron pin at joint rear corner of Lots 313 & 314; thence S. 89-52 W. 60.0 feet to an iron pin at joint rear corner of Lots 312 & 313; thence N. 0-08 W. 160 feet to an iron pin on the Southern side of Prancer Avenue, at joint front corner of Lots 312 & 313; thence along the Southern side of said Avenue, N. 89-52 E. 60.0 feet to an iron pin at joint front corner of Lots 313 & 314, the POINT OF BEGINNING

This is the identical property conveyed to the Mortgagors herein by Deed of Ansel F. Handley and Nancy P. Handley, dated November 16, 1984, and recorded in the RMC Office for Greenville County, S. C., in Deed Book \_\_\_\_\_, at Page \_\_\_\_\_, at \_\_\_\_\_ m.

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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