KE83-192 MORTGAGE 84 TATE 721 COUNTY OF GREENVILLE JOIN C. KIFER AND DARLEEN C. KIFER TO ALL WHOM THESE PRESENTS MAY CONCERN: Greenville, South Carolina , hereinafter called the Mortgagor, send(s) greetings: CHARTER MORTGAGE COMPANY WHEREAS, the Mortgagor is well and truly indebted unto a corporation organized and existing under the laws of the State of Florida , 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 Sixty Three Thousand Five Ihandred and No/100-----Dollars (\$ 63,500.00 with interest from date at the rate of sixteen and one-half per centum (16.5 All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville near the City of Greenville, and being on the southern side of Abingdon Way, being known and designated as Lot No. 83 of a subdivision known as Sec-Aon 2, Wellington Green, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 117 and according to said plat, having the following metes and bounds, to-wit: and counds, to-wit: Nos. 83 and 84 and running thence along the common line of said lots S. 32-15 W., feet to a point; running thence N. 57-45 W., 29 feet to a point; running thence N. W., 88.5 feet to a point on Kenilsorth Drive; running thence along said drive N. 37-145.9 feet to a point; thence following the curve of the intersection of Kenilworth and Abingdon Way, the chord of which is N. 80-06 E., 37 feet to a point on Abingdon Way running thence along Abingdon Way S. 57-45 E., 75 feet to the point of beginning. this is the same property conveyed to the mortgagors by deed of Gerald K. Ross and Carolyn R. Ross recorded in the R.M.C. Office for Greenville County on August // . 1981, in Deed THIS MORTGAGE AND THE ROTE SECRED THEREBY IS FAID AND SATISFIED AND THE CLEEK OF THE COURT IS DIRECTED TO CANCEL THIS MORTGAGE Optiler with all and Assistant-Vices President in the contraction of the same belonging or an available of the same belonging or a s expertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all hearing, plumbing, and fifing 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 hereinaliove 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

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laces Form FHA-2175M, which is Obsolete

of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.