

MORTGAGEE'S ADDRESS:

15 South Poinsett Highway
Greenville, S. C. 29609 **1635 045**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
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R.M.C. OFFICE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID L. HOSLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto VICTOR ROY SELENOW AND SUSAN HESS SELENOW

(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 **TWELVE THOUSAND SIX HUNDRED AND NO/100**-----

----- Dollars (\$12,600.00) due and payable
DUE AND PAYABLE in 23 equal monthly installments of \$129.61 per month beginning December 1, 1983 with the then principal and interest balance due and payable in full on November 1, 1985. In the event the Mortgagors elect to extend the above payments for an additional two (2) year period, the interest rate shall be 14% per annum and monthly payments shall ** with interest thereon from November 16, 1983 at the rate of 12% per centum per annum, to be paid: **AS SET OUT ABOVE.**

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **GREENVILLE**

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown and designated as 0.38 acres on Cox Drive on a plat for Victor R. Selenow and Susan H. Selenow in Plat Book _____ at Page _____, R.M.C. Office, Greenville County, South Carolina.

There shall be a \$5.00 per day late payment penalty for any payment received after the 10th day of the month. A default by the Mortgagor on the first Mortgage covering this property shall constitute a default on the part of the Mortgagors on this mortgage.

Mortgagor to provide Mortgagees with fire insurance policy naming them as second loss payee.

Derivation: Deed Book 1200, Page 614, Victor Roy Selenow, and Susan Hess Selenow 11/16/83

** be \$148.14 per month beginning December 1, 1985 and continuing monthly with the then principal and interest balance due and payable in full on November 1, 1987.

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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 whomsoever lawfully claiming the same or any part thereof.

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