

State of South Carolina
County of ~~KANAWHA~~ Greenville
DONNIE EASLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, KENNETH WILLIAM PHELPS AND DOROTHY THOMPSON PHELPS

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto William R. Kinnett and Mary M. Kinnett (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissary note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-Two Thousand One Hundred Sixteen and no/100ths

DOLLARS (\$22,116.00), with interest thereon from date at the rate provided in said note, said principal and interest to be repaid in installments of as provided in said Note

DOLLARS (\$) upon the day of, 19 and on that same day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; and

WHEREAS, the Mortgagor may hereafter at the option of the Mortgagee become indebted to said Mortgagee for an additional sum or sums for any purpose and for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments and necessary repairs; provided, that any additional funds advanced and paid over by the Mortgagee to the Mortgagor, other than funds necessarily advanced to meet the cost of taxes, insurance, assessments or repairs, shall be so limited in amount that the sum total of all such advances together with any balance due on the original principal debt, shall not, at the time of any such advances, exceed the original principal debt in the amount above set forth.

NOW, KNOW ALL MEN BY THESE PRESENTS, 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, the following described property:

"All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on water of Mathers Creek, in the "Sunset Valley Subdivision", Block A, being known and designated as Lot No. 23, on plat of same by John C. Smith, Surveyor, dated July 1960 and being more fully described according to said plat as follows, to wit: BEGINNING at an iron pin on Ragsdale Drive, common corner with Lot No. 22 and the Northeastern corner of the lot herein described, thence South 73 - 39 East 205 feet, crossing iron pin on bank, to a point in center of Mathers Creek; thence South 35 - 16 West 98.1 feet with creek to a point; thence, leaving said creek and crossing iron pin on bank, North 73 - 39 West 191.2 feet to an iron pin at Ragsdale Drive; thence with the Southeastern side of said road North 27 - 39 East 95.7 feet to the point of BEGINNING."

Being the identical property conveyed to Kenneth William Phelps and Dorothy Thompson Phelps by deed of William R. Kinnett and Mary M. Kinnett recorded in the Office of the Clerk of Court for Greenville County on the 18th day of June, 1984 in Deed Book 1215 Page 118.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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