

GREENVILLE CO. S. MORTGAGE

BOOK 1453 PAGE 105

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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William E. Fenske and Elaine K. Fenske of
Greenville County, 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 in-
corporated herein by reference, in the principal sum of Thirty-Five Thousand and No/100-----
Dollars (\$ 35,000.00), with interest from date at the rate
of nine and one-half-----per centum (9-1/2 %) per annum until paid, said principal
and interest being payable at the office of The Kissell Company, 30 Warder Street
in Springfield, Ohio 45501

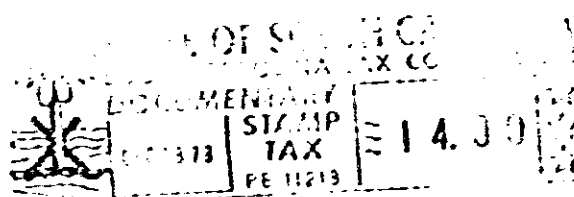
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred
Ninety-Four and 30/100-----Dollars (\$ 294.30),
commencing on the first day of February, 1979, and on the first day of each month thereafter until
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,
shall be due and payable on the first day of January, 2009.

NOT, 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 Mort-
gagor 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 situate, lying and being in the Town of
Mauldin, County of Greenville, State of South Carolina, on the eastern side of
Bonair Street and being shown and designated as Lot No. 13 on Plat of J. W.
Clyde, et al, recorded in the RMC Office for Greenville County in Plat Book EE
at Page 146 and being shown on a more recent plat entitled "Property of William
E. Fenske and Elaine K. Fenske", prepared by Gould & Associates, dated
December 2, 1978, recorded in the RMC Office for Greenville County in Plat
Book 68 at Page 19, and having such metes and bounds as shown thereon,
reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed
from Melvin R. Houck and JoAnn H. Houck recorded in the RMC Office for
Greenville County on December 18, 1978.

THE mailing address of the Mortgagee herein is 30 Warder Street, Springfield, Ohio
45501.



RECORDED
1979
1736

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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 therein 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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