

# MORTGAGE

FILED  
GREENVILLE CO. S. C.

FEB 13 4 10 PM '78

DONNIE S. TANKERSLEY

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY COME, **Julius F. Brockman and Brenda G. Brockman**

**Taylor, South Carolina**

hereinafter called the Mortgagor, sends greetings.

WHEREAS, the Mortgagor is well and truly indebted unto **The Kissell Company**

a corporation

organized and existing under the laws 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 **Thirty Seven Thousand Two Hundred**

**Fifty and 00/100**

Dollars (\$37,250.00)

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 Co.**

in **Greenville, South Carolina**

or at such other place as the holder of the note may designate in writing, in monthly installments of

**Three Hundred Thirteen and 22/100**

Dollars (\$313.22)

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.**

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 Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bestowed, sold, and released, and by these presents does grant, bestow, 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Reid School Road, being known as Lot No. 30 on plat of Edwards Forest Heights, recorded in Plat Book 000, page 89 of the R. M. C. Office for Greenville County, S. C., and being more fully described as follows:**

**BEGINNING at an iron pin on Reid School Road and running thence S. 1-09 E. 176.5 feet to an iron pin at the rear corner of Lot No. 30; thence with the line of Lot No. 30, S. 33-31 W. 99 feet to an iron pin at the joint rear corner of Lots Nos. 30 & 31; thence with the line of Lots 30 & 31 N. 1-29 W. 175.5 feet to an iron pin on Reid School Road; thence along Reid School Road, N. 33-31 W. 100 feet to an iron pin at the beginning corner on Reid School Road.**

**THIS is the same property conveyed to the Mortgagors by Auchin K. Banerjee and Jean B. Banerjee on December 29, 1978, and recorded December 29, 1978 in Deed Book 1441, Page 362, in the Office of the R. M. C. for Greenville County.**

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together with all and singular the rights and appurtenances to the same belonging in any way incident or appertaining, and all of the right, title and interest which may arise or be had thereon, and to do all things necessary and proper to be done hereafter attached to or used in connection with the real estate hereby conveyed.

**TO HAVE AND TO HOLD** all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagee covenants that he will lawfully seize or cause to be lawfully seized the premises hereinafter described in fee simple absolute, that he has good right and legal authority to sell, convey or convey under the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee, his heirs, successors and assigns, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

The Mortgagee's covenants and duties are 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 payment.

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