

SOUTH CAROLINA  
 FILE NO. 2175V  
 REC. SOUTH CAROLINA

FILED  
 GREENVILLE CO. S.C.  
 FEB 21 10 17 AM '79  
 MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANCES L. DENDY AND JOHN C. WELLS

----- 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 incorporated herein by reference, in the principal sum of **TWENTY FIVE THOUSAND ONE HUNDRED AND NO/100**----- Dollars (\$25,100.00-----), 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**-----  
 ----- at **PITTSBURGH, PENNSYLVANIA**----- or at such other place as the holder of the note may designate in writing, in monthly installments of **TWO HUNDRED ELEVEN AND 05/100**----- Dollars (\$ 211.05-----), commencing on the first day of **APRIL**-----, 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 **MARCH**-----, 2009.

**NOT KNOWN ALL MEN.** That the Mortgagor, in consideration of the abovesaid 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 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 real estate situated in the County of **Greenville** State of South Carolina:

**ALL that piece, parcel or tract of land lying in the Town of Fountain Inn, County of Greenville, State of South Carolina, shown as Lot 2 of Block A on a plat of Friendship Heights Subdivision which plat is recorded in the RMC Office for Greenville County in Plat Book RR, Page 159 and a more recent plat by Century Land Surveying Company for Frances L. Dendy and John C. Wells dated February 14, 1979 and recorded in the RMC Office for Greenville County in Plat Book 67, Page 96 and having according to the more recent plat the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin on the Fork Road at the joint corner of Lots 1 and 2 and running thence N. 13-57 W., 200.0 feet to an iron pin; running thence N. 29-00 E., 49.3 feet to an iron pin joint corner of Lots 2 and 4; running thence S. 79-00 E., 51.3 feet to an iron pin joint corner of Lots 2, 3 and 4; running thence S. 13-57 E., 215.0 feet to an iron pin on Fork Road joint corner of Lots 2 and 3; running thence with said Road S. 76-03 W., 20.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of M. Kemp Younts, Jr. to be recorded of even date herewith.

Together with all and singular the rights, members, tenements, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits, which may now or be had the return, and including all benefits of wharf, and light, and other franchises, and all other things, which may be or be 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 Mortgagee covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, and otherwise dispose of 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 forever, firm, and against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the moneys herein advanced by the Mortgagee at the times and in the manner therein provided. Payment is to be made to pay the debt and to pay the interest equal to one or more monthly payments, on the principal that are next due on the date of the first day of any month prior to maturity, or on a day next thereafter, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.