

OCT 31 10 19 AM '79  
CONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

1456 479  
This mortgage is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: EDWARD S. FRAZIER AND SANDRA H. FRAZIER

Greenville, South Carolina

of  
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 Seven Thousand and No/100  
Dollars (\$ 27,000.00 )

with interest from date at the rate of ten and one-half per centum ( 10-1/2 % )  
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 Forty Seven  
and 05/100 Dollars (\$ 247.05 )  
commencing on the first day of December 1979 and on the first day of each month thereafter until the prin-  
cipal 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 November, 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 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, bar-  
gained, 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 with improvements thereon, situate, lying and being on  
the Eastern side of Gayle Street and the Northern side of Kenmore Drive in Gantt Township,  
Greenville County, South Carolina, being known and designated as Lots Nos. 31A and 32 on a  
plat of Section 1, Rockvale, made by J. Mac Richardson, R.L.S., dated October, 1958, and  
recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 108 and having,  
according to a more recent survey entitled "Property of Edward S. Frazier and Sandra H.  
Frazier" prepared by Carolina Surveying Company recorded in the R.M.C. Office for Greenville  
County in Plat Book P-K, Page S, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Gayle Street at the joint front corner of Lots  
32 and 33 and running thence along the common line of said lots N. 88-02 E., 160 feet to an  
iron pin at the joint rear corner of said lots; thence running S. 1-58 E., 155.5 feet to an  
iron pin on the Northern side of Kenmore Drive; thence along Kenmore Drive N. 86-01 W., 150.8  
feet to an iron pin at the intersection of Kenmore Drive and Gayle Street; thence along the  
intersection of said streets N. 44-0 W., 14.8 feet to an iron pin on the Eastern side of Gayle  
Street; thence along Gayle Street N. 1-58 W., 129.4 feet to an iron pin, being the point of  
beginning.

This is the same property conveyed to the mortgagors by deed of Furman J. Chism and Gail S.  
Chism recorded in the R.M.C. Office for Greenville County on October 31, 1979, in deed  
Book 1114, page 648.

Together with all and singular the rights, tenements, tenements, and appurtenances to the aforesaid premises which may now or hereafter  
be or hereafter be 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 herein above described in fee simple of State, 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 encum-  
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee  
forever, from and against the Mortgagor and all persons 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 an interest on the indebtedness evidenced by the said note, at the times and in the  
manner herein provided. Privilege is reserved to pay the debt in whole, or in part, at any time, or to make more than one monthly payment of  
the principal that are next due on the note, on the first day of any month prior to maturity, provided that written notice  
of an intention to exercise such privilege is given at least thirty (30) days prior to the payment.

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