

FILED
GREENVILLE CO. S. C. MORTGAGE

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THIS MORTGAGE is made this 10th day of FEBRUARY 1981, between the Mortgagor, DIXIE P. HAWKINS AND LOUIS D. HAWKINS (herein "Borrower"), and the Mortgagee, THE KISSELL COMPANY, a corporation organized and existing under the laws of OHIO, whose address is 30 Warder Street, Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-THREE THOUSAND THREE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated FEBRUARY 10, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 2011

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being known and designated as Lot No. 91 on a plat of Section 2, Devenger Place recorded in Plat Book 5-D, Page 8, R.M.C. Office, Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Paddock Lane at the joint front corner of Lots Nos. 92 and 91 and running thence with said line S. 86-04 E. 173.6 feet to a point; thence running S. 5-38 E. 95.0 feet to a point; thence running N. 84-56 W. 187.5 feet to a point; thence running with Paddock Lane N. 2-36 E. 90.0 feet to the point of beginning.

Derivation: Deed Book 1142, Page 547 - Andre Bouvier and Nicole M. Bouvier 2/10/81

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which has the address of 120 Paddock Lane, Devenger Place Greer, [Street] [City] S. C. 29651 (herein "Property Address"); [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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