

The Kissell Company
30 Warder Street
Springfield, Ohio, 45501

MORTGAGE

FILED
GREENVILLE, S. C.

BOOK 1546 PAGE 800

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: MAIL
RADDY & DAVENPORT
P. O. BOX 10287
GREENVILLE, S. C. 29603
4:49 PM '81
WILKERSLEY

K# 940552-3
FHA Case No: 461-180233-
203

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ann H. Martin and William M. Martin

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Kissell Company, 30 Warder Street,
Springfield, Ohio, 45501

organized and existing under the laws of Ohio, a corporation, 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 Thousand Nine Hundred Fifty & No/100----- Dollars (\$ 20,950.00),

with interest from date at the rate of Fifteen and One-Half ----- per centum (--- 15.5 --- %) per annum until paid, said principal and interest being payable at the office of The Kissell Company, 30 Warder Street in Springfield, Ohio, 45501

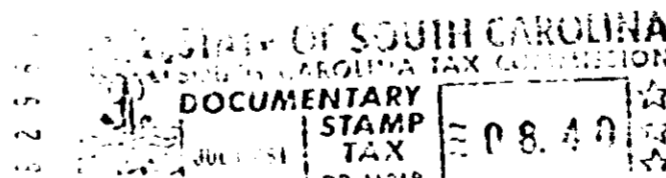
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Seventy-Three and 40/100----- Dollars (\$ 273.40), commencing on the first day of September, 1981, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of August, 2011.

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, 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 certain lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the northern side of Wilbanks Street, known and designated as Lot No. 3, property of Central Realty Corporation, according to plat thereof made by Pickell, March 28, 1947, recorded in the R.M.C. Office for Greenville County in Plat Book Q at Page 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin 123 feet from the northwestern intersection of Owen Street and Wilbanks Street; thence running with Wilbanks Street, S. 79-45 W., 62 feet to an iron pin; thence N. 10-15 W., 150 feet to an iron pin; thence N. 79-45 E., 62 feet to an iron pin; thence S. 10-15 E., 150 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed from The Henderson Company, Inc. of even date to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



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.

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The Mortgagor 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, 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 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 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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