

GRANDED FILED  
S.C. S.C. MORTGAGE  
MAY 31 11 50 AM '82

THIS MORTGAGE is made this 31st day of March 1982, between the Mortgagor, H. Lane Dennard, Jr. and Rita W. Dennard, (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of the State of Ohio, whose address is 30 Warder Street, Springfield, Ohio 45501 (herein "Lender").

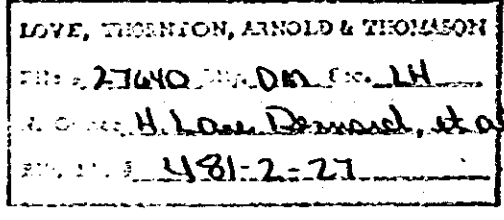
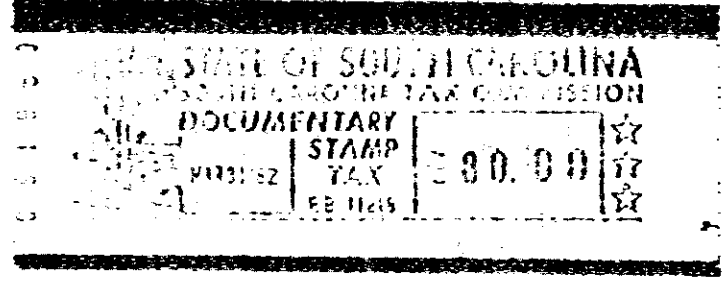
WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Thousand and no/100ths (\$200,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2012;

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 Greenville County, South Carolina, being known as Lot 32 on a plat of Green Valley Estates, recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 2 and 3 and having such metes and bounds as appear on said plat, as follows:

BEGINNING at an iron pin at the joint front corner of Lots 31 and 32 said iron pin situated on the northeast side of Green Valley Drive and running thence with Green Valley Drive N 34-38 W 200 feet to an iron pin at the joint front corner of Lots 32 and 33; thence with the line of Lot 33 N 52-37 E 342.3 feet to an iron pin at the joint rear corner of Lots 32 and 33 and the joint line of the golf course; thence running with the golf course line S 28-32 E 220.8 feet to an iron pin at the joint rear corner of Lots 31 and 32; thence with the line of Lot 31 S 55-55 W 318.6 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Raymond C. Ramage, et al, recorded December 12, 1980 in Deed Book 1138 at Page 862.



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which has the address of Rt. 7, Green Valley Drive, Greenville, South Carolina 29609 (herein "Property Address");

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 seized 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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