

Re-record to reflect change of mortgagor's address
reflect date of maturity

MORTGAGE

1574 PAGE 515

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

REC'D S.C. GREENVILLE 1574 PAGE 796

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 26 3 11 PM '82
REC'D S.C. GREENVILLE 1578 PAGE 773

John Alan Dean and Charlene Northcutt
14 Bedford Lane, Taylors, SC 29687

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Kissell Company

organized and existing under the laws 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 Fifty-two Thousand One Hundred Fifty and 00/100----- Dollars (\$ 52,150.00-----),

with interest from date at the rate of Fifteen and one-half per centum (15.500 %) 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

ACCORDING TO SCHEDULE A ATTACHED commencing on the first day of September, 1982, 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 2012.

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$ 58,122.46

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 piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Westerly side of Bedford Lane, near the City of Greenville, S. C., being known and designated as Lot No. 64 on plat of Avon Park as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book KK at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Bedford Lane, said pin being the joint front corner of Lots 64 and 65 and running thence with the common line of said lots S. 78-17 W. 176.3 feet to an iron pin, the joint rear corner of Lots 64 and 65; thence S. 5-42 W. 57.7 feet to an iron pin; thence S. 20-09 E. 51.5 feet to an iron pin, the joint rear corner of Lots 63 and 64; thence with the common line of said lots N. 76-22 E. 178 feet to an iron pin on the Westerly side of Bedford Lane; thence with the Westerly side of Bedford Lane S. 6-50 E. 75 feet to an iron pin, the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-ways, if any, affecting the above-described property.

THIS being the same property conveyed to the Mortgagors herein by deed from James Robert Brooks, Jr., recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1169 at Page 689 on July 2, 1982.

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.

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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