

30 Warder Street
Springfield, Ohio 45501

MORTGAGE

BOOK 1586 PAGE 436

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

FILED
GREENVILLE CO. S. C.

NOV 19 3 30 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN: **FANNERSLEY P. Towers Rice**

SOUTH CAROLINA
PROPERTY TAX COMMISSION
STAMP
14.28

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

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 **Thirty-Five Thousand Seven Hundred and No/100** Dollars (\$ 35,700.00),

with interest from date at the rate of **twelve and one-half** per centum (**12.5** %) per annum until paid, said principal and interest being payable at the office of **The Kissell Company** in **Springfield, Ohio** or at such other place as the holder of the note may designate in writing, in monthly installments of **Three Hundred Eight-One and 28/100** Dollars (\$ 381.28), commencing on the first day of **January**, 19 **83**, 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 **December; 2012**

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 Mortgagor 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 piece, parcel or lot of land situate; lying and being on the southern side of Chick Springs Road in the City of Greenville; County of Greenville, State of South Carolina; shown and designated as the major portion of Lot 2 on a survey prepared by Alex A. Moss entitled "Plat for F. Towers Rice" dated October 30, 1982; and, according to said plat, has the following metes and bounds; to-wit:

BEGINNING at a railroad spike on the southern side of Chick Springs Road at the joint corner of Lots 1 and 2 as shown on said plat, and running thence along a line through Lot 2 S. 48-19 W. 58 feet to an iron pin; thence continuing on a new line through Lot 2 N. 82-23 W. 49.9 feet to an iron pin at the joint rear corner of Lots 1 and 2; running thence S. 2-30 W. 60 feet to an iron pin in the line of property of the Chick Hampton Building; running thence with that line S. 74-05 E. 58.6 feet to an iron pin; thence continuing with the Chick Hampton property N. 51-23 E. 97.9 feet to an iron pin on the southern side of Chick Springs Road; running thence with the southern side of said Road N. 38-37 W. 60 feet to an iron pin; point of beginning.

THIS is a portion of the identical property conveyed to the Mortgagor herein by deed of William R. Timmons, Jr.; and W. T. Patrick dated June 9, 1969, and recorded in the R.M.C. Office for Greenville County July 3, 1969, in Deed Book 871 at Page 169.

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 intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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