

MORTGAGE

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

GREENVILLE COUNTY S.C.

JAN 5 10 07 AM '83

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

SS: JOHN W. WATERSLEY
RMC

LONG, BLACK & GASTON

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, **PATRICK JOHN BLAIR and CAROLE ANNE THIEMSEN**

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

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 **FIFTY SEVEN THOUSAND NINE HUNDRED AND NO/100 Dollars (\$ 57,900.00)**.

with interest from date at the rate of **Twelve** per centum (**12** %) 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 **FIVE HUNDRED NINETY FIVE AND 79/100** Dollars (\$ **595.79**), commencing on the first day of **February**, 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 **January, 2013**

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 in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot No. 132 on a revised plat entitled "Lot No. 132, Section II, Holly Springs", dated February 14, 1974 by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County in Plat Book 5G at Page 23 and is further shown as Lot No. 132 and a portion of Lot No. 133 on a plat of Holly Springs, Section II, which plat is recorded in the RMC Office for Greenville County in Plat Book 4R at Page 54, and having, according to a more recent survey prepared by Freeland and Associates, dated December 28, 1982, entitled "property of Patrick John Blair and Carole Anne Thiemsen, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Butler Road, joint front corner of Lots No. 132 and 131 and running thence S. 53-48 E. 175 feet to an iron pin; thence S. 37-57 W. 113 feet to an iron pin; thence S. 44-37 W., 37.5 feet to a point; thence on a new line through Lot No. 133, N. 49-34 W., 177.93 feet to an iron pin on the southerly side of Butler Road; thence with said Butler Road, N. 43-45 E. 37.5 feet to an iron pin; thence continuing with said Butler Road, N. 39-55 E. 100 feet to an pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of W. Charles Harris and Joyce S. Harris, dated December 30, 1982 and recorded simultaneously herewith.

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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