

FILED
GR... CO S.C.
JAN 31 2 09 PM '83

MORTGAGE

FORM 1593 PAGE 329

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:

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, STEVEN B. SOX and TERRI H. SOX,

Greenville, South Carolina, 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 Twenty-six Thousand, Seven Hundred and No/100 Dollars (\$ 26,700.00),

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 Two Hundred Seventy-four and 74/100 Dollars (\$ 274.74), commencing on the first day of March, 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 February, 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 situate, lying and being in the State of South Carolina, County of Greenville, in Ward One of City of Greenville, on the north-east side of David Street, and having according to a plat prepared by James Ralph Freeland, R.L.S. for Steve Sox and Terri Sox, dated January 18, 1983, to be recorded herewith, the following metes and bounds, to-wit:

BEGINNING at an I.N. pin on the Northeast side of David Street 240 feet from the intersection of Stratham Street and running thence N. 65-45 E. 120.0 feet to an I.O.; thence running S. 24-15 E. 52.0 feet to an I.O.; thence running thence S. 65-45 W. 120.0 feet to an I.N.; thence running along David Street N. 24-15 W. 52.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Ward S. Stone, Jr., dated April 28, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina, on April 30, 1982 in Deed Volume 1166 at Page 258.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 28 1983
\$ 10.68
PP. 11219

2 JAN 31 83 1030

4.000CI

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.