

FILED
GREENVILLE COUNTY
MORTGAGE

APR 8 2 06 PM '83

1601 301
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

DONALD S. HANCOCK
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: K. MICHAEL DOCKINS AND KATHY S. DOCKINS

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

WHEREAS, the Mortgagor is well and truly indebted unto THE KISSELL COMPANY, 30 Warder Street,

Springfield, Ohio 45501, 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 Thousand, Six Hundred and No/100-----
Dollars (\$ 30,600.00-----),

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 -----
Three Hundred Fourteen and 87/100----- Dollars (\$ 314.87-----),
commencing on the first day of May, 19 83, and on the first day of each month thereafter until the prin-
cipal 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 April, 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, bar-
gained, 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, situate, lying and being at the northeast corner of the intersection of
Tindal Road and Merrilat Avenue, in Paris Mountain Township, being shown as Lot No.
86 on a plat of property of SANS SOUCI HEIGHTS, recorded in the R.M.C. Office for
Greenville County, South Carolina, in Plat Book Y, at Page 25, and having, according
to plat of property of K. Michael Dockins and Kathy S. Dockins to be recorded herewith,
the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of Tindal Road and Merrilat Avenue,
and running thence along the eastern side of Tindal Road N. 12-32 E. 74.00 feet to an
iron pin; thence, S. 81-31 E. 104.40 feet to an iron pin; thence, S. 11-54 W. 80.70
feet to an iron pin on the northerly side of Merrilat Avenue; thence along said Avenue
N. 77-38 W. 105.00 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Annie M. Lister
recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1166,
at Page 255, on April 30, 1982.

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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 encum-
brances 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.