

APR 28 3 41 PM '83

BOOK 1604 PAGE 240

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1983, between the Mortgagor, Bruce G. Fowler and Lynda A. Fowler (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of Ohio, whose address is 30 Warder Street, Springfield, Ohio 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 13, Section 3, Cherokee Forest Subdivision, as shown on a plat thereof, which plat is of record in the RMC Office for Greenville County, S.C., in Plat Book QQ at Pages 36 and 37, reference to said plat being craved for a metes and bounds description thereof.

Being the same property conveyed to the mortgagors herein by deed of Thomas A. Traylor and Shirley P. Traylor dated April 27, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1187 at Page 264.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
APR 27 1983
14.40

LOVE, THORNTON, ARNOLD & THOMASON
TRUST 28533 ORM Sec. 19a
BY: Bruce & Lynda Fowler

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which has the address of 1 Vicki Circle, Greenville, SC 29615
[Street] [City]
..... (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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