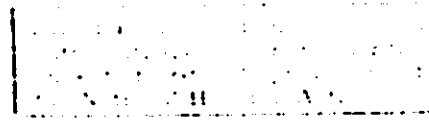


FILED  
GREENVILLE  
AUG 3 11 30 AM '83  
COUNTY CLERK  
R.M.C.

# MORTGAGE



STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Talmadge Sherman**  
and  
**Pamela G. Sherman**

**Greenville, South Carolina**

hereinafter called the Mortgagor, send(s) greetings

WHEREAS, the Mortgagor is well and truly indebted unto **The Kissell Company**

organized and existing under the laws of **The State of Ohio**, a corporation 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 five thousand one hundred fifty and no cents Dollars (\$ 25,150.00)**

with interest from date at the rate of **thirteen and one half** per centum ( **13 1/2** ) per annum until paid, said principal and interest being payable at the office of **The Kissell Company** 30 Warder Street in **Springfield, Ohio 44501** or at such other place as the holder of the note may designate in writing, in monthly installments of **Two hundred eighty eight and seven cents** Dollars (\$ **288.07** ) commencing on the first day of **September** 1983 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 **August 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 located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 13 according to a plat entitled Property of Westminster Company by Marvin L. Borum and Associates dated October 20, 1972, and having, according to said plat, the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on the southern side of Cotswold Terrace and running thence S. 00-01 E. 150 feet to an iron pin, thence S. 89-59 W. 70 feet to an iron pin, thence N. 00-01 W. 150 feet to an iron pin on the southern side of Cotswold Terrace; thence with the southern side of Cotswold Terrace, N. 89-59 E. 70 feet to the beginning corner.**

**This is the identical property conveyed to the Mortgagors herein by Deed of Anna L. Russell, dated of even date herewith, and recorded in the RMC Office for Greenville County, S.C. in Deed Volume 1143, at Page 702, on August 2, 1983.**

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 or 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 any 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 for an intention to exercise such privilege is given at least thirty (30) days prior to payment.

11/13/83 11:30 AM

11/13/83 11:30 AM