

The Kissell Company
30 Warder Street
Springfield, Ohio 45501

MORTGAGE

FILED
GREENVILLE, S.C.

AUG 8 4 33 PM '83

JOHN F. BAILEY
R.M.

1983-100
[Stamp]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James R. Clardy and Mark K. Stewart
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 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 Four Thousand One Hundred and no/100----- Dollars (\$ 24,100.00).

with interest from date at the rate of thirteen and one-half per centum (13.5 %)
per annum until paid, said principal and interest being payable at the office of The Kissell Company
in Springfield, Ohio
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Seventy Six and 04/100----- Dollars (\$ 276.04).
commencing on the first day of October, 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 September, 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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 4, VERNER SPRINGS PROPERTY, on plat entitled "Property of James R. Clardy and Mark K. Stewart" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book G-4 at Page 54 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Briggs Avenue (also known as Bailey Street), said pin being approximately 69.4 feet to the intersection of Briggs Avenue and Ansel Street and running thence S. 13-55 W. 60.0 feet to an iron pin; thence N. 76-05 W. 150.0 feet to an iron pin; thence N. 13-55 E. 60.0 feet to an iron pin; thence S. 76-05 E. 150.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Verner Springs Water Company as recorded in Deed Book 1094 at Page 881 on January 5, 1979.

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

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