

1020-4566

MORTGAGE

FILED
GREENVILLE

AUG 11 12 11 PM '83

OWNER: C. DON WHILDEN & WILLIAM H. SHROPSHIRE

This mortgage is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. Don Whilden and William H. Shropshire
Mauldin, S. C.

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

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

a corporation
, hereinafter

organized and existing under the laws of Ohio
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-three Thousand Two Hundred Fifty and No/100-----

Dollars (\$ 23,250.00).

with interest from date at the rate of Thirteen and one-half per centum (13.50 %)
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

Sixty-six and 31/100----- Dollars (\$ 266.31).

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

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 tract of land with all improvements thereon situate, lying and being in Greenville County, S.C. on the Northwestern side of Friendly Street and being known as Lot 14, Block A, Friendship Heights Subdivision and having, according to a plat prepared for C. Don Whilden and William H. Shropshire by R. B. Bruce, RLS, dated August 5, 1983 and recorded in the RMC Office for Greenville County in Plat Book 47 at Page 66, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northwestern side of Friendly Street, joint front corner with Lot 13 and running thence N. 61-00 W., 180 feet to an iron pin; thence turning and running N. 29-00 E., 80 feet to an iron pin; thence turning and running S. 61-00 E., 180 feet to an iron pin in said street; thence along said street S. 29-00 W., 80 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of B and D Investments recorded in the RMC Office for Greenville County in Deed Book 1174 at Page 256 on August, 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 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.

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