

MORTGAGE

FILED
AUG 19 10 16 AM '83
JOHNIE R.M.C. SLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jack R. Sanders and Linda J. King
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

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 Thirty-One Thousand Four Hundred Fifty and No/100----- Dollars (\$31,450.00).

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 in Springfield, Ohio

or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Sixty and 23/100----- Dollars (\$ 360.23) commencing on the first day of October, 19 83, 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the northern side of South Haven Drive, in Paris Mountain Township, being shown and designated as Lot 6 on a Plat of Buncombe Park, recorded in Plat Book X at Page 12. Reference to said plat is hereby made for a more complete description.

THIS being the same property conveyed to the mortgagor herein by deed of Patricia B. Strange as recorded in Deed Book 1174 at Page 476, in the RMC Office for Greenville County, S.C., on August 19th 1983.

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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 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 and 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 part in 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 said privilege is given at least thirty (30) days prior to payment.

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