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GREENVILLE CO. MORTGAGE

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

RE83-17015 12 31 '83

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DUNN, G. W. WILKINSLEY  
R.M.C.

1035 451

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, DENNIS L. WOODRUM AND RUTH L. WOODRUM,

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 FIFTY-FOUR THOUSAND FOUR-HUNDRED FORTY-FOUR AND NO/100THS Dollars (\$ 54,444.00 ).

with interest from date at the rate of Twelve and one-half per centum ( 12.50 %) 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 Five-Hundred Eighty-one and 06/100ths Dollars (\$ 581.06 ) commencing on the first day of January 1984, 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 December 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 situate, lying and being in the City of Greenville, County of Greenville, being known as Lot No. 14 of Kendal Green Subdivision and having according to a survey by Freeland-Jones & Associates, dated March 12, 1974, the metes and bounds as shown thereon.

The property described above is shown in Plat Book XX at page 115 and Plat Book XXX at page 163 in the RMC Office for Greenville County, South Carolina.

This is the same as that conveyed to Dennis L. Woodrum and Ruth L. Woodrum by deed of Redca Builders, Inc., being dated and recorded concurrently herewith.

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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 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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