

FILED
GREENVILLE CO. S. C.

Oct 24 4 45 PM '83

RERECORDED DUE TO SCRIVENERS ERRORS

MORTGAGE

DEC 1 11 10 AM '83

VOL 1632 PAGE 149

VOL 1638 PAGE 131

THIS MORTGAGE is made this 24th day of October 1983, between the Mortgagee, Wanda L. Kissell, R.M.C. (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of Ohio, whose address is 30 Warbler Street, Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Nine Hundred Fifty & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located 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 on the West side of Texas Avenue, being known and designated as lot no. 21 Block D as shown on plat of Highland Subdivision recorded in Plat Book E at page 209, and being more particularly described as follows;

Beginning at an iron pin on the western side of Texas Avenue at the corner of lots 19 and 20 and running thence; with the line of the said lots S. 71-00 W., 200 feet to an iron pin, thence; N. 22-10 W., 80 feet to an iron pin, thence; N. 71-00 E., 200 feet to an iron pin, thence; S. 22-10 E., 80 feet to the point of beginning.

This being the same property conveyed to the grantor herein by will of Lewis H. Thackston, filed for record in the Probate Court of Greenville County in 83ES2300173.

which has the address of 21 N. Texas Avenue Greenville, S. C. 29611 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

01310

14328-W-2