

MORTGAGE

VOL 1661 PAGE 630

THIS MORTGAGE is made this 8th day of May 1984, between the Mortgagor, AJAY K. MITHAL AND REKHA MITHAL, THE KISSELL COMPANY, a corporation organized and existing under the laws of Ohio, whose address is 30 Warder Street, Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED & NO/100 (\$114,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014.

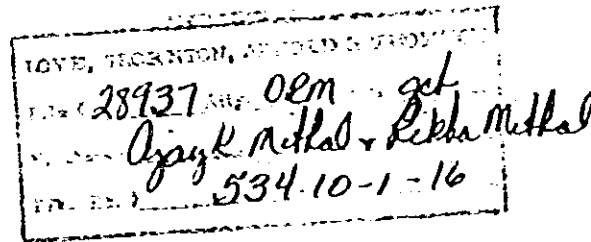
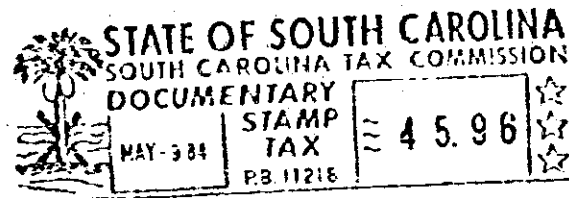
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 597 as shown on plat of Sugar Creek, Map One, Section Three, prepared by C. O. Riddle, dated January 5, 1983, recorded in the R.M.C. Office for Greenville County in Plat Book 9-F at page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Stone Creek Road at the joint front corner of Lot 597 and Lot 598, and running thence with Lot 598, S. 13-04 E. 147.5 feet to an iron pin at the joint rear corner of Lot 597 and Lot 600; thence with Lot 600, S. 59-35 W. 75.94 feet to an iron pin at the joint rear corner of Lot 597 and Lot 596; thence with Lot 596, N. 20-49 W. 165.24 feet to an iron pin on the southerly side of Stone Creek Road; thence with said road N. 73-03 E. 95 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. dated May 8, 1984, to be recorded herewith.

29134



which has the address of 103 Stone Creek Road Greer, South Carolina 29651 (Street) (City) (herein "Property Address"); (State and Zip Code)

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 seised 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.

10812 800494400 31801

0 6 3 9

4328-11-21