

## MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: That, I, Marvin E. Abrams, III

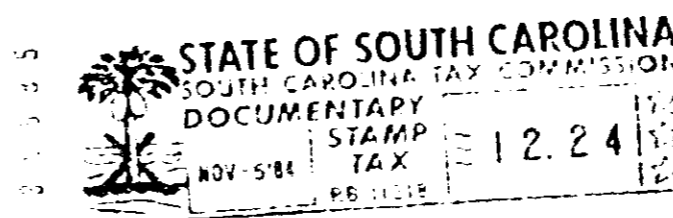
of  
15 Woodharbor, Taylors, S.C. 29687, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Kissell Company, 30 Warder Street,  
Springfield, Ohio 45501, a corporation  
organized and existing under the laws of  
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 Forty Thousand Seven Hundred Ninety-Three and 00/100  
Dollars (\$ 40,793.00).

with interest from date at the rate of Thirteen - - - - - per centum ( 13.00 %)  
per annum until paid, said principal and interest being payable at the office of The Kissell Company  
in Pittsburgh, Pa. 15269  
or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Fifty-  
one and 25/100 - - - - - Dollars (\$ 451.25 ),  
commencing on the first day of December, 1984, and on the first day of each month thereafter until the prin-  
cipal 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 November 2014.

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, bar-  
gained, 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, City of Greenville  
State of South Carolina: on the Northeast side of Russell Avenue, and being known  
and designated as Lot No. 38 and the Western ten feet of Lot No. 39 of  
the North Hills Subdivision, a plat of which is of record in the R.M.C.  
Office for Greenville County in Plat Book H, at Page 90, and being more  
recently shown on a Survey entitled property of Marvin E. Abrams dated  
October 25, 1984 by Kermit T. Gould, R.L.S., and recorded in Plat Book  
11-B, at Page 1, R.M.C. Office for Greenville County and  
having such metes and bounds as shown thereon.

This being the same property conveyed to mortgagor by deed of Benny R.  
Phillips, William D. Phillips, and Tommy B. Phillips dated October 30, 1984  
to be recorded herewith.



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 encum-  
brances 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.