

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VCL 1400 PAGE 779

THIS MORTGAGE is made this 4 day of May, 19 79, between the Mortgagor, Patience Shand Chappell (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of The State of Ohio, whose address is 30 Warder Street, Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1979 (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, 2009;

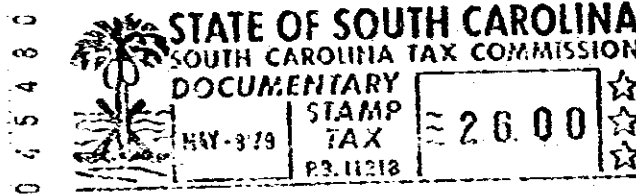
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Northeastern side of the Reedy River and shown as 5.0 acres on plat of property of Benjamin Gause by William R. McCoy of Enwright Associates which plat is recorded in the RMC Office for Greenville County in Plat Book 4E, Page 31 and a more recent plat of Patience Shand Chappell prepared by Century Land Surveying Company dated April 27, 1979 and recorded in the RMC Office for Greenville County in Plat Book 2-E, Page 58, being shown as 4.5 acres, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Log Shoals Road and running thence S. 48-02 W., 442 feet more or less to the center line of the Reedy River; thence along the bank of said Reedy River N. 59-06 W., 438.36 feet to a point; thence running across an iron pin coming from the center line of the Reedy River N. 48-02 E., 472 feet more or less to an iron pin; thence S. 41-58 E., 418.9 feet to an iron pin on Log Shoals Road, the point of beginning. Also: Right of way over 50 foot road leading to Log Shoals Road.

This is the identical property conveyed to the mortgagor by deed of Patience Shand Chappell by Frank P. McGowan, Jr., Master In Equity as recorded in the RMC Office for Greenville County in Deed Book 1095, Page 770 recorded January 22, 1979.

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which has the address of Log Shoals Road, Greenville, South Carolina 29605 (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 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.

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