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G.P. S.C.

K#290462-1

2 34 PM '81 MORTGAGE

BOOK 1533 PAGE 729

JOHN W. HENKERSLEY

THIS MORTGAGE is made this 26th day of February 1981, between the Mortgagor, R. Lea Truluck, Jefferson Ray Truluck and Mary Willis Truluck (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of [State], whose address is 30 Warder Street, Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100ths (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2011.

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 unit of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Unit #14A of Wildaire-Merry Oaks Horizontal Property Regime III, as is more fully described in Master Deed dated April 23, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1125 at Pages 528 through 590, inclusive, and survey and plot plan recorded in Plat Book 7-Y at Page 20, R.M.C. Office for Greenville County.

This is the same property conveyed to mortgagors herein by deed of Wildaire-Merry Oaks Partnership dated February 26<sup>th</sup>, 1981, to be recorded herewith.

which has the address of 501 Edwards Road, Unit 14A, Wildaire Condominiums, Greenville, S.C. (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.

RECORDED

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