

MORTGAGE

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

GREENVILLE COUNTY, S.C.
RECORDED
JUL 11 10 45 AM '84
R.M.C. CHASELEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Q. R. Foxx Properties (J. Michael and Marie L. Stolp) ----- of Greenville, South Carolina -----, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Kissell Company *JMS MCB*

-----, a corporation organized and existing under the laws of Ohio -----, 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 Fifteen Thousand Forty-three and No/100 ----- Dollars (\$ 15,043.00 -----),

with interest from date at the rate of Twelve and One-half ----- per centum (12.5 -----%) per annum until paid, said principal and interest being payable at the office of The Kissell Company ----- in Pittsburg, Pennsylvania, Box 100991 ----- or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Sixty and 55/100 ----- Dollars (\$ 160.55 -----), commencing on the first day of March -----, 1984, and on the first day of each month thereafter until the principal 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 February, 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, bargained, 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 ----- State of South Carolina:

ALL that lot of land, with the building and improvements thereon, situate, lying and being on the southern side of Seventh Street near the City of Greenville, in the County of Greenville, State of South Carolina in the Judson Mills Village, being shown as a portion of Lot No. 20 on plat of Section 4 of Judson Mills Village, made by Dalton & Neves, Engineers, January, 1941, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book K at Pages 75 and 76 and being known as Lot No. 20-C on plat entitled Property of Paula G. Vaughn, made by C. O. Riddle, on December 10, 1965, which plat is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 8-R at Page 52 and having, according to said last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Seventh Street, at the joint front corner of Lots Nos. 20-B and 20-C and running thence with the joint line of said lots, S. 1-54 W., 79.3 feet to an iron pin; thence with the rear line of Lot No. 20-C, N. 88-10 E., 58.6 feet to an iron pin in the line of Lot No. 21; thence with the line of Lot No. 21, N. 1-42 W., 79.1 feet to an iron pin on the southern side of Seventh Street; thence with the southern side of Seventh Street, S. 88-10 W., 53.9 feet to the point of beginning.

The above described property is the same property conveyed to the Mortgagors herein by deed of Gaynell D. Tucker, Ronnie Lee and Linda T. Lee, dated October 14, 1983 and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1198 at Page 630 on the 17th day of October, 1983.

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 encumbrances 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.

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