

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

FILED
GREENVILLE, S.C.
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DONN S. STASLEY

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Q. R. FOXX PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP, of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE KISSELL COMPANY

, 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 Thirty-Two Thousand Six Hundred Forty-Five and No/100--
----- Dollars (\$ 32,645.00-----),

with interest from date at the rate of fourteen-----per centum (-----14 %) per annum until paid, said principal and interest being payable at the office of The Kissell Company in Pittsburgh, Pa. 15233 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Eighty-Six and 80/100-----Dollars (\$ 336.80-----), commencing on the first day of November, 19 84, 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 October, 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 certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, on the Southern side of Colonial Avenue, being shown and designated as a portion of Lot No. 2 of Block "W" on plat of Riverside, recorded in the PMC Office for Greenville County, S. C. in Plat Book K, at Pages 281-283, and also shown on plat dated October 1, 1984, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book U-A, at Page 58, and having, according to more recent plat, the following netes and bounds:

BEGINNING at an iron pin on the Southern side of Colonial Avenue, at the joint front corner of Lots Nos. 1 and 2, of Block W, which point is 250 feet east of the southeast corner of Marion Street and Colonial Avenue, and running thence, S. 9-57 W. 57.0 feet to an iron pin in the line of property now or formerly of Hendrix; thence with the line of property now or formerly of Hendrix, S. 80-18 E. 125 feet to an iron pin; thence N. 9-57 E. 56.2 feet to an iron pin on the Southern side of Colonial Avenue; thence with the Southern side of Colonial Avenue, N. 79-57 W. 125 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Martha B. Reynolds, dated September 12, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1196, at Page 184, on September 13, 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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