

# MORTGAGE

1088-431  
This form is used in connection with mortgages insured under the new four-point provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Leonard J. Hentschel

Greenville, South Carolina

of  
hereinafter called the Mortgagor, send(s) greetings:

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

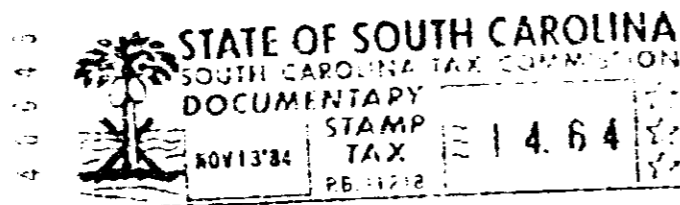
a corporation  
organized and existing under the laws of Ohio hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by  
reference, in the principal sum of FORTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-SIX AND No/100--  
Dollars (\$ 48,786.00 ).

with interest from date at the rate of 12½ per centum ( 12½ % )  
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 FIVE HUNDRED  
TWENTY AND 67/100-----Dollars (\$ 520.67 ).  
commencing on the first day of January, 1985, 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 December, 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 situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina on the southeast side of Wedgewood Avenue and being known and designated as Lot 3, Section B on revised plat of Croftstone Acres made by C.B. Dawsey, August, 1946, recorded in the RMC Office for Greenville County, S.C. in Plat Book S, at Pages 78-79 and having according to the more recent plat made by Jones Engineering & Land Surveying, dated November 1, 1984, entitled property of Leonard J. Hentschel and Janice C. Hentschel recorded in the RMC Office for Greenville County, S.C. in Plat Book 11-C at Page 14 said last mentioned plat being referred to for a more complete description thereof.

This being the same property conveyed to Leonard J. Hentschel by deed of Saint James Episcopal Church recorded in the RMC Office for Greenville County, S.C. in Deed Book 1159 at Page 308 on December 9, 1981.



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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