

FILED GREENVILLE CO. S.C. MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act. VOL 1694 PAGE 149

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEC 13 9 18 AM '84
DONNIE S. TANKERSLEY R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: GERALD R. GLUR

Greenville County, 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 the State 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-One Thousand Two Hundred Eight and no/100----- Dollars (\$ 41,208.00).

with interest from date at the rate of thirteen per centum (13 %) 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 Four Hundred Fifty Five and 84/100----- Dollars (\$ 455.84), commencing on the first day of February, 19 85, 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 January, 2015.

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Swinton Drive in the Town of Mauldin, Greenville County, South Carolina being known and designated as lot no. 76 as shown on a plat of WINDSOR PARK made by R. K. Campbell dated March 29, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book RR at Page 25, and having according to a more recent survey thereof entitled PROPERTY OF GERALD R. GLUR made by Freeland & Associates dated December 10, 1984, recorded in Plat Book 11-D at Page 38 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Swinton Drive at the joint front corner of lots nos. 75 and 76 and running thence with the common line of said lots, S. 84-49 E. 166.60 feet to an iron pin; thence S. 13-05 E. 70.24 feet to an iron pin at the joint rear corner of lots nos. 76 and 77; thence along the common line of said lots, S. 85-58 W. 195.90 feet to an iron pin on the eastern side of Swinton Drive; thence along the eastern side of Swinton Drive, N. 7-32 E. 74.75 feet to an iron pin and N. 9-19 E. 23.42 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Gerald Glur Real Estate, Inc. to be recorded herewith.

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.