MORTGAGE

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STATE OF SOUTH CAROLINA. COUNTY OF GREENVILLE

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TO ALL WIOM THESE PRESENTS MAY CONCERN:

C. DON WHILDEN and WILLIAM H. SHROPSHIRE

Mauldin, S.C.

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

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

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 Sixteen Thousand Five Hundred Fifty and 00/100------
Dollars (\$ 16,550.00------).

30 Warder Street in Springfield, Ohio 45501 or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred

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 scaling 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, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northwest corner of the intersection of Hammett Street with Mill Street and having according to a plat for C. Don Whilden and William H. Shropshire by R.B. Bruce, RLS, dated May 24, 1983 and recorded in Plat Book , page 6 / with the following metes and bounds, to wit:

Beginning at a nail and cap in the northwest corner of the intersection of Hammett Street with Mill Street and running thence along the northeasterly side of Mill Street, N. 68-30 W. 61.6 feet to a nail and cap; thence N. 26-00 E. 100.2 feet to an iron pin; thence S. 68-30 E., 100.9 feet to an iron pin on the northwesterly side of Hammett Street; thence S. 46-46 W., 110.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of C. Don Whilden recorded August 1980, 1983, in Deed Book 1994, page 227.

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 serzed 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 Mortgagoe 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:

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I. That he will promptly pay the principal of an interest on the indebtedness evidenced by the suid 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, if it written notice of an intention to exercise such privilege is given at least thirty 1 34s days prior to propayment.

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