

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

1988 1305 774

This form is used in connection with mortgages insured under the new, 40-year family provisions of the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH RICHARD FULMER AND KATHERINE ANN WEST

Greenville, South Carolina, 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 the State of Ohio *J.R.F. K.A.W.*, 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 Three Thousand and No/100 Dollars (\$ 33,000.00),

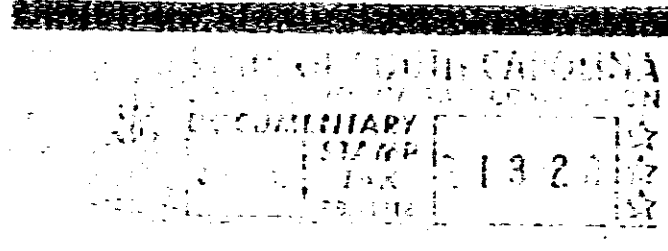
with interest from date at the rate of eight per centum (8 %) per annum until paid, said principal and interest being payable at the office of The Kissell Company 30 Warden Street in Springfield, Ohio *J.R.F. K.A.W.* or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Forty Two and 14/100 Dollars (\$ 242.14), commencing on the first day of August, 19 80, 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 July, 2010 *J.R.F. K.A.W.*

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 those adjoining lots of land in the State of South Carolina, County of Greenville, constituting the westerly 33 feet of Lot 9 and the easterly 33.5 feet of Lot 8 as shown on a plat of Mayfair Estates, recorded in Plat Book S, Pages 72 and 73 and being more specifically described on a plat of a Revision of Lots 7, 8, 9, and 10 of Mayfair Estates recorded in Plat Book CCC, Page 176 and having, according to a more recent survey entitled Property of Joseph Richard Fulmer and Katherine Ann West recorded in the R.M.C. Office for Greenville County in Plat Book 88, Page 77, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tiffany Drive 396.6 feet, more or less, from Edwards Road and running thence S. 21-56 E., 175.0 feet to an iron pin; thence running S. 68-04 W., 66.5 feet to an iron pin; thence running N. 21-56 W., 175.0 feet to an iron pin on the southern side of Tiffany Drive; thence running along the southern side of Tiffany Drive N. 68-04 E., 66.5 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Carolyn G. Bunch recorded in the R.M.C. Office for Greenville County on June 20, 1980, in Deed Book 1127, Page 854.



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 an 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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