

MORTGAGE

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

BOOK 1589 PAGE 176

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
S. C.
APR 22 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steven B. Sox and Terri H. Sox

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto The Kissell Company, 30 Warder Street Springfield, Ohio

, a corporation
, hereinafter
organized and existing under the laws of The State of Ohio
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 Twenty Four Thousand Five Hundred and no/100----- Dollars (\$24,500.00),

with interest from date at the rate of fifteen and one half per centum (15 1/2 %) per annum until paid, said principal and interest being payable at the office of The Kissell Company, 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 Three Hundred Fifty One and 33/100----- Dollars (\$351.33), commencing on the first day of June , 1982 , 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 May 1997

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 of that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Ward one of the City of Greenville, on David Street and having according to plat of property of Steven and Terri Sox, dated April 26, 1982, to be recorded herewith the following metes and bounds, to-wit:

BEGINNING at an IN on David Street, approximately 240 feet from Stratham Street, and running thence N. 65-45 E. 120 feet to an I.O.; thence S. 24-15 E. 52 feet to an I.O.; thence S. 65-45 W. 120 feet to an I.N. on David Street, thence with David Street N. 24-15 W. 52 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Ward S. Stone, Jr., of even date, to be recorded herewith.

The Mortgagors address is 10 David Street, Greenville, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
APR 22 1982
RECEIVED

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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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