

Kissell Co.
30 Warden Street.
Springfield, Ohio 45501

FILED
MORTGAGE
JAN 28 11 30 AM '83
DONNIE S. TANKERSLEY
R.M.C.

K# 946432-2

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

BOOK 1593 PAGE 130

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James B. Runion and Gayle S. Runion of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation
, hereinafter
organized and existing under the laws 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 Fifty-Three Thousand Two Hundred Fifty and No/100--- Dollars (\$ 53,250.00),

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of The Kissell Company in Springfield, Ohio

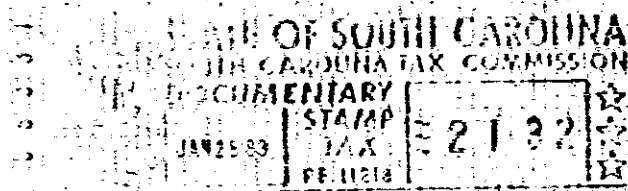
or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Forty-Seven and 94/100--- Dollars (\$ 547.94), commencing on the first day of March, 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 2013

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, State of South Carolina, being shown and designated as Lot 20, KINGSGATE, Section II, as shown on plat entitled "Property of James B. Runion and Gayle S. Runion" as recorded in Plat Book 94 at Page 59, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEIGNNING at an iron pin on the northwestern side of Swindon Circle, said iron pin being approximately 125.5 feet from the intersection of Abington Way and Swindon Circle, running thence N. 32-15 W. 147.25 feet to an iron pin; thence N. 56-25 E. 110.0 feet to an iron pin; thence S. 32-16 E. 149.1 feet to an iron pin; thence S. 57-23 W. 110.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Maurice A. Jones and Marie E. Jones as recorded in Deed Book 1177 at Page 544, in the RMC Office for Greenville County, S.C., on November 19, 1982.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging, together with any 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.