

MORTGAGEFILED
GREENVILLE CO. S.C.

JUN 20 12 40 PM '83

DONNIE S. WILKINSLEY
R.M.C.This form is used in connection
with mortgages insured under the
one- to four-family provisions of
the National Housing Act.STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

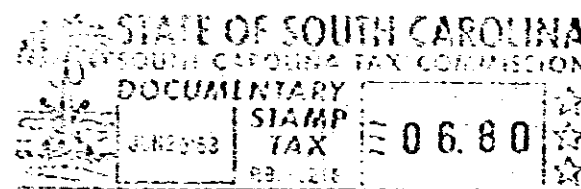
J. MARK WELLS and JOSEPH A. WELLS

Greenville, South Carolina

of
, 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 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 Seventeen thousand and no/100ths-----
-----Dollars (\$ 17,000.00),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, 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 Seventy-
four and 93/100ths-----Dollars (\$ 174.93),
commencing on the first day of August, 1983, and on the first day of each month thereafter until the prin-
cipal 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, 2013NOW, 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, bar-
gained, 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, or lot of land, with all buildings and improvements, situate, lying
and being on the southern side of White Horse Road Extension, the western side of
Lucille Drive, and the northern side of Spring Brook Drive, in Greenville County,
South Carolina, being a portion of Lot 2, Unit 3, of Pine Crest Farms, as shown on
a plat recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book M,
page 3, and being shown and designated as Lot 10-A on a plat made by Freeland &
Associates, dated August 17, 1973, recorded in the R.M.C. Office for Greenville
County, S.C., in Deed Book 982, page 174, reference to the latter of which plats
is hereby craved for the metes and bounds thereof.The above property is the same conveyed to Joseph A. Wells and J. Mark Wells by deed
of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, by a deed
recorded in Deed Book 1186, page 201, on April 13, 1983.

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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 encum-
brances 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.