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GREENVILLE CO. S. C.

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DORRIS B. WILKINSLEY  
R.M.C.

VOL 1634 PAGE 576

# MORTGAGE

THIS MORTGAGE is made this 7<sup>th</sup> day of November, 1983, between the Mortgagor, James Douglas Blake and Cynthia Rice Blake, (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of State of Ohio, whose address is 30 Warder Street Springfield, Ohio 45501 (herein "Lender").

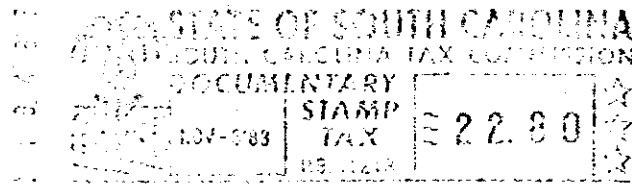
WHEREAS, Borrower is indebted to Lender in the principal sum of \$57,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2013;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel, or tract of land, lying and being on the northwesterly side of McKelvey Road, in the County of Greenville, State of South Carolina, containing 5.09 acres according to a plat prepared by John E. Woods, Surveyor, dated September 20, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8J at Page 69 and according to a more recent plat entitled "Final Survey for Cynthia Rice Blake and James Douglas Blake on McKelvey Road" dated September 30, 1982, revised November 5, 1983, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of McKelvey Road, said pin being the joint front corner of property of Mary Cecil K. Rice and property now or formerly owned by L. B. Madden and I. A. Madden and running thence with the common line of Mary Cecil K. Rice and property of L. B. Madden and I. A. Madden N. 64-38 W. 1,094.1 feet to an iron pin, the joint corner of property of Mary Cecil K. Rice and property of L. B. Madden and I. A. Madden; thence S. 55-05 W. 313.5 feet to an iron pin; thence S. 53-02 E. 603.3 feet to an iron pin; thence N. 50-54 E. 415.5 feet to an iron pin; thence S. 64-38 E. 474.9 feet to an iron pin on the northwesterly side of McKelvey Road; thence with the northwesterly side of McKelvey Road N. 39-33 E. 20 feet to the point of beginning.

This being the same property conveyed to Cynthia Rice Blake by deed of Mary Cecil K. Rice dated December 25, 1980 and recorded December 30, 1980 in the RMC Office for Greenville County, South Carolina, in Deed Book 1139 at Page 801. A one-half (1/2) undivided interest in said property was conveyed to James Douglas Blake by deed of Cynthia Rice Blake dated November 7, 1983 and recorded November 8, 1983 in said RMC Office in Deed Book 1200 at Page 111.



which has the address of Route #1, McKelvey Road, Fountain Inn, S.C. 29644 (herein "Property Address");  
(Street) (City)  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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