

MORTGAGE

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

GREENVILLE, S.C.
ss: JUN 26 4 41 PM '84
DONNA W. SMITH & CARLEY S. WELBORN, JR.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA W. SMITH & CARLEY S. WELBORN, JR.,
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE KISSELL COMPANY,
a corporation organized and existing under the laws of the State of Ohio, 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 TWENTY-ONE THOUSAND, SIX HUNDRED FORTY TWO AND NO/100 Dollars (\$ 21,642.00),

with interest from date at the rate of Thirteen and One-Half per centum (13.5 %) per annum until paid, said principal and interest being payable at the office of THE KISSELL COMPANY, Box 100991 in Pittsburgh, Pennsylvania, 15233-4991, or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED FORTY-SEVEN AND 89/100 Dollars (\$ 247.89), commencing on the first day of AUGUST, 19 84, 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, 2014

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 piece, parcel, or lot of land, with the improvements thereon situate, lying, and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 400, Section 2, as shown on Plat entitled: "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the RMC Office for Greenville County, in Plat Book QQ at Pages 56 to 59, inclusive, and having according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on McArthur Street, at the joint front corner of Lots Nos. 401 and 400, and running thence N. 69-00 E., 108.0 feet to an iron pin; running thence S. 28-04 E., 68.5 feet to an iron pin at the joint corner of Lots 400 and 399; running thence S. 69-00 W., 116.4 feet to an iron pin; running thence N. 21-00 W., 68.0 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein by Deed of Myrtle G. Williams, dated of even date herewith, June 26, 1984, and recorded in the RMC Office for Greenville County, S.C., on June 26, 1984, in Deed Volume 1215, at Page 734.

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 and 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.