

MORTGAGE

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

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GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

DONNIE S. FALKERSLEY
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Q. R. FOXX PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP, of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE KISSELL COMPANY

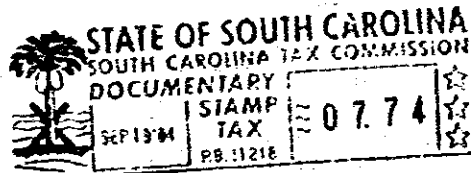
organized and existing under the laws of the State of Ohio, a corporation
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of Twenty-Five Thousand Seven Hundred Forty-Two and No/100
Dollars (\$ 25,742.00),

with interest from date at the rate of fourteen per centum (14%)
per annum until paid, said principal and interest being payable at the office of The Kissell Company
in Pittsburgh, Pa. 15233
or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Five
and 01/100 Dollars (\$305.01),
commencing on the first day of November, 1984, 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 October, 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, 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, parcel or lot of land, with improvements thereon, situate,
lying and being in the Monaghan Mills Village, Greenville County, South
Carolina, and being more particularly described as Lot No. 16, Section 2,
as shown on plat entitled "SUBDIVISION FOR VICTOR MONAGHAN MILLS, GREEN-
VILLE, S. C.", prepared by Pickell and Pickell, Engrs., Greenville County,
S. C., on December 20, 1948, and recorded in the RMC Office for Greenville
County, S. C. in Plat Book S, at Pages 179-181, inclusive. According to
said plat, the within described property is also known as No. 25 Moody
Street and fronts thereon 73 feet.

This is the identical property conveyed to the Mortgagor herein by deed
of Lawrence W. Bagwell, dated May 10, 1984, and recorded in the RMC Office
for Greenville County, S. C. in Deed Book 1212, at Page 418, on May 11,
1984.



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 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.