

# 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 } ss:

VOL 1687 PAGE 950

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. Robert Coker, Jr.  
Greenville, South Carolina

of  
, hereinafter called the Mortgagor, send(s) greetings:

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

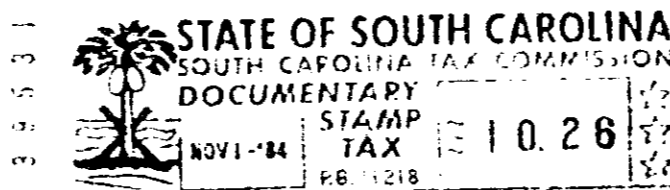
, a corporation  
organized and existing under the laws of Ohio, hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by  
reference, in the principal sum of Thirty Four Thousand One Hundred Ninety Six and No/100-----  
-----Dollars (\$ 34,196.00 ).

with interest from date at the rate of Thirteen and one-half per centum ( 13.50 %)  
per annum until paid, said principal and interest being payable at the office of The Kissell Company,  
in Pittsburgh, Pa. 15269  
or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Twelve and  
87/100-----Dollars (\$ 412.87 ),  
commencing on the first day of December, 19 84, 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 November, 2004

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 certain piece, parcel or lot of land situate, lying and being in the State of South  
Carolina, County of Greenville in the Town of Fountain Inn, located on the Northern side of  
Alice Street and being known and designated as Lot 25 of a subdivision known as Sunset  
Heights as shown on plat recorded in the RMC Office for Greenville County in Plat Book 00  
at Page 314 and being shown on a more recent plat prepared by Carolina Surveying Company  
entitled "Property of B. Robert Coker, Jr.", and recorded in the RMC Office for Greenville  
County in Plat Book 11-A at Page 83 and having metes and bounds as shown on said more recent  
plat.

This being the same property acquired by the Mortgagor by deed of J. W. South and Avaneil  
F. South as recorded in the RMC Office for Greenville County in Deed Book 1217 at Page 893  
on July 25, 1984 and by deed of David C. Waldrep, II of even date to be recorded herewith.



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.

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