

30 Warder Street
Springfield, Ohio 45501

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

WILLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bruce A. Dukeshier and Denise L. Dukeshier

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 **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 **Twenty-Five Thousand and No/100**-----
----- Dollars (\$ **25,000.00**).

with interest from date at the rate of **Eight** per centum (**8** %)
per annum until paid, said principal and interest being payable at the office of **The Kissell Company,**
30 Warder Street in **Springfield, Ohio**
or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred**
Eighty-Three and 45/100----- Dollars (\$ **183.45**),
commencing on the first day of **December**, 19 **79**, 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, 2009**.

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 certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville shown as Part of Lot 76, part of Lot 77 and all of Lot 75 on plat of Casa Loma Estates, recorded in Plat Book S, at page 65, and also being shown on a more recent plat entitled Property of Bruce A. Dukeshier and Denise L. Dukeshier, dated October 3, 1979, and recorded in Plat Book 7R, at page 63, and having, according to the latter plat, the following courses and distances, to wit:

Beginning at an iron pin on the Eastern edge of Rhonda Court at the joint corner of Lots 74 and 75 and running thence with the line of Lot 74, N. 77-40 E. 120 feet to an iron pin; thence S. 51-40 E. 129.4 feet to an iron pin; thence S. 56-17 W. 76 feet to an iron pin; thence S. 48-20 W. 151.2 feet to an iron pin on the Eastern edge of Rhonda Court; thence with Rhonda Court N. 12-20 W. 202.5 feet to the point of beginning.

This is the identical property conveyed unto the Mortgagors herein by deed of David C. Willey and Judy S. Willey 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 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 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.