

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:

REC'D S.C.
DEC PH '81
R.M.C. HATERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James E. Griffin, Sr. and Alberta S. Bolden 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 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 Fourteen thousand four hundred and 00/100 Dollars (\$ 14,400.00),

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
in Springfield, Ohio
or at such other place as the holder of the note may designate in writing, in monthly installments of One hundred
sixty five and 02/100 Dollars (\$ 165.02),
commencing on the first day of February, 19 81, 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 January, 2011

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 in Greenville Township, Greenville
County, State of South Carolina, and being known and designated as Lot No.
79 of Section 6 of a subdivision of Judson Mills Village, as shown on plat
thereof recorded in the RMC Office for Greenville County, South Carolina
in Plat Book "K" at Pages 106 and 107, and having the following metes and
bounds, to wit:

Beginning at an iron pin on the West side of Fourth Street at the joint
corner of Lots Nos. 79 and 80 and running thence along the joint line of
said Lots 79 and 80, S. 88-11 W. 77.4 feet to an iron pin, joint rear corner
of Lots Nos. 85 and 86; thence with the rear line of Lot No. 86, S. 1-50
E. 70 feet to an iron pin, joint rear corner of Lots NOS. 78 and 79; thence
along the joint line of said lots, N. 88-11 E. 77.2 feet to an iron pin at
the joint corner of said lots on the West side of Fourth Street; thence
along the West side of Fourth Street, N. 1-40 W. 70 feet to the beginning
corner.

This is the same property conveyed to the mortgagors herein by deed of
Charles E. Greene, Sr. dated the 31st day of December, 1980 and
recorded in the RMC Office of Greenville County in Deed Book 1140 at
Page 177.

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 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.

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