

CSJ 214

1577-466

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:

TO ALL WHOM THESE PRESENTS MAY CONCERN: WARD S. STONE, JR. AND THOMAS C. GOWER, III

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, a corporation, 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 Forty Thousand Two-Hundred and no/100ths Dollars (\$ 40,200.00).

with interest from date at the rate of Fifteen and one-half per centum (15.50 %) per annum until paid, said principal and interest being payable at the office of 30 Warden Street in Springfield, Ohio or at such other place as the holder of the note may designate in writing, in monthly installments of Five-Hundred Twenty-Four and 61/100ths Dollars (\$ 524.61), commencing on the first day of October 1, 19 82, 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 September 1, 2012

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 State of South Carolina:

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, South Carolina, and known as Lot NO. 1 of the Furman University Property as shown by plat made by C.M. Furman; Surveyor, recorded in the RMC Office for Greenville County in Plat Book E at page 237 and having the following meters and bounds, to wit:

Beginning at an iron pin on Howe Street corner of Lot No. 2 and running thence N. 69 W. 94.9 feet to an iron pin, corner of land of Furman University, thence in a southerly direction with line of land of Furman University 49.2 feet to a post, corner of land of Furman University, thence S. 61.3 W. 105 feet to an iron pin on Howe Street, thence N. 21 E. 63.2 feet with Howe Street to an iron pin, the beginning corner.

This conveyance is made subject to easements, restrictions of record and on the premises.

This being the same as that conveyed to Ward S. Stone, Jr. & T. C. Gower, III by deed of Joyce Ellison Raines dated July 2, 1981 and recorded July 7, 1981 in Vol. 1151 at page 192 RMC Gnl Co.SC

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
BOOK 1151 PAGE 192
JULY 16 1981

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.

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