

The Kissell Company
30 Warder Street
Springfield, Ohio 45501

MORTGAGE

BOOK 1578 PAGE 256

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: ANN H. MARTIN and WILLIAM M. MARTIN

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Kissell Company, 30 Warder Street, Springfield, Ohio, 45501

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 Twenty-One Thousand Two Hundred Fifty and No/100 Dollars (\$21,250.00).

with interest from date at the rate of fifteen and one-half per centum (15 1/2 %) per annum until paid, said principal and interest being payable at the office of The Kissell Company 30 Warder Street in Springfield, Ohio, 45501 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Seventy-Seven and 31/100 Dollars (\$ 277.31), commencing on the first day of October, 1982, 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, 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 Greenville, State of South Carolina:

All that piece, parcel or lot of land in Greenville township, Greenville County, State of South Carolina, on the western side of Gridley Street, near the City of Greenville, being shown as Lot #45 on plat of Mountain View Land Company recorded in Plat Book A, at page 397, in the RMC Office for Greenville County, and described as follows:

Beginning at a stake on the Western side of Gridley Street, corner of Lot #46, and running thence with the line of said lot, N. 89-30 W. 145 feet to a stake on an alley; thence with said alley S. 11-30 E. 50 feet to a stake, corner of Lot #44; thence with line of said lot S. 89-30 E. 143 feet to a stake on Gridley Street; thence with the western side of Gridley Street, N. 13-00 W. 50 feet to the beginning corner.

This is the same identical property conveyed to John L. Bruin and Ann H. Martin by deed from Dot Properties, Inc., dated June 4, 1982, recorded in the RMC Office for Greenville County in Deed Book 1168, at page 346, on June 9, 1982. The said John L. Bruin conveyed his undivided interest in the within described property to Ann H. Martin and William M. Martin by deed dated July 15, 1982, recorded in the RMC Office for Greenville County in Deed Book 1172, at page 442. Also see deed from Ann H. Martin to William M. Martin of even date to be recorded herewith in the RMC Office for Greenville County.

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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