

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1844 PAGE 191

FILED
JAN 17 3 59 PM '84
R.M.C. ISLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(Purchase Money Mortgage)

WHEREAS, FREDERICK R. KISSLING and KATHY B. KISSLING

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. R. GARREN

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

ONE HUNDRED THOUSAND AND NO/100 ----- Dollars (\$ 100,000.00) due and payable

ACCORDING TO THE TERMS OF NOTE:

with interest thereon from (as per note) at the rate of 6% per centum per annum, to be paid: Annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE located (5) miles Northwest of Tigerville, South Carolina, on Dividing Water Road between Highway No. 25 and Highway No. 11. Said property containing 19.89 acres, the plat to said property being attached hereto, and made a part hereof, the consideration for this mortgage is the purchase of the property described in said above referred plat attached. In short, as to this property, this represents a purchase money mortgage.

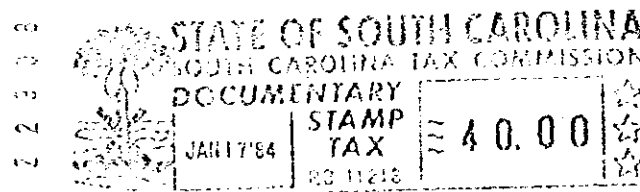
Parcel 2-as additional collateral security: ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 7.16 acres more or less located on South Carolina Highway 253, being 700 feet more or less to Inst. of Bridge Road according to plat prepared by Lindsey & Associates of Taylors, South Carolina on March 26, 1981 and having the following metes and bounds:

BEGINNING at said point and running thence with the center line of South Carolina 253, N. 15-18 W. 563.1 feet; thence leaving said Highway and following the property of Wood, N. 79-30 W. (course wrong on plat N. 79-30 W.) 1112.3 feet; thence with Wood property the following courses and distances, S. 56-31 W. 210 feet; S. 51-48 W. 335.4 feet; thence S. 51-43 W. 658.5 feet to the point of beginning.

Parcel 1 being the same property conveyed by deed from W. R. Garren unto Frederick R. Kissling and Kathy B. Kissling recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1204 at Page 554 on the 17 day of Jan., 1984.

Parcel 2 being the same property purchased under land contract from Dorothy M. Page dated April 7, 1981, unto Frederick R. and Kathy B. Kissling.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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