

GREENVILLE S.C. MORTGAGE
FEB 17 9 17 AM '84

1048 537

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

KC # 955906-3

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Q. R. FOXX PROPERTIES (J. Michael Stolp) (Marie L. Stolp)----- of Greenville, South Carolina -----, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE KISSELL COMPANY, 30 Warden Street, Springfield, Ohio 45501 -----

-----, a corporation 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-three Thousand Nine Hundred Eighty-eight and No/100 ----- Dollars (\$23,988.00 -----),

with interest from date at the rate of Thirteen ----- per centum (13 ----- %) per annum until paid, said principal and interest being payable at the office of The Kissell Company ----- Box 100991 ----- in Pittsburg, Pennsylvania 15233-4991 ----- or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Sixty-five and 36/100 ----- Dollars (\$265.36 -----), commencing on the first day of April -----, 1984, 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 March -----, 2014.

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, with improvements thereon, situate, lying and being on the eastern side of Second Avenue near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 20-A of a subdivision known as Judson Mills, Section 4, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 8-R at Page 52 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint corner of Lots 20-A and 20-B and running thence with the joint line of said lots S. 7-04 W., 80.1 feet to an old iron pin; running thence with the joint line of Lots 20-A and 19, S. 88-10 W., 83.8 feet to an old iron pin on the eastern side of Second Avenue; running thence with the eastern side of Second Avenue N. 6-18 E., 70 feet to an old iron pin at the intersection of Second Avenue with Seventh Street; running thence N. 47-14 E., 15.1 feet to an old iron pin on the southern side of Seventh Street; running thence with the southern side of Seventh Street N. 88-10 E., 74.5 feet to an old iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Gaynell D. Tucker, Ronnie Lee and Linda T. Lee dated October 14, 1983 and recorded October 17, 1983 in Deed Book 1198 at Page 630.

OFFICE OF THE CLERK OF THE COURT
COUNTY OF GREENVILLE, SOUTH CAROLINA
RECEIVED
STAMP TAX \$ 08.60

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 and 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.

0.53

4328 RV.21