

FILED  
GREENVILLE CO. S.C.

**MORTGAGE**

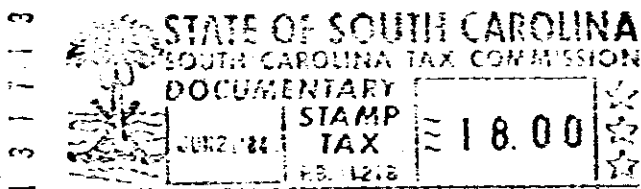
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THIS MORTGAGE is made this 20th day of June 1984, between the Mortgagor, Wayne J. Boyd (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of Ohio, whose address is 30 Warder Street, Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and no/100ths (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Wagon Wheel Drive, being shown and designated as Lot No. 15 on a plat of Colonial Acres, Section III, said plat being by C. O. Riddle, LRS, dated May 9, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-F page 100, reference being made to said plat for the metes and bounds thereon.

This being the same as that conveyed to Wayne J. Boyd by deed of R. C. Ayers being dated and recorded concurrently herewith.



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SEE ATTACHED RIDER WHICH IS INCORPORATED INTO AND MADE A PART OF THIS INSTRUMENT

which has the address of 108 Wagon Wheel Drive, Simpsonville, SC. 29681 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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