

FILED
GREENVILLE S.C.

MORTGAGE

66-1594 159

APR 28 12 32 PM '83

This MORTGAGE was made this 27 day of April
19 83, between the Mortgagor, James A. Robinson, Jr. and Margaret R. Roller
(herein "Borrower"), and the Mortgagee, Barclays American/
Financial, Inc., a corporation organized and
existing under the laws of North Carolina, whose address is P.O. Box 10933,
Rock Hill, S.C. 29730 (herein "Lender").

To secure to Lender (a) the repayment of Borrower's indebtedness to Lender in the principal sum of
80,000.00 Dollars, with interest thereon, which indebtedness is documented by Borrower's
note dated April, 1983 (herein "Note"); payable as set forth therein, all the
terms of which are incorporated herein; 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 the Bor-
rower contained in the Note or herein contained; and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 20 hereof ("Future Advances"), Borrower does hereby mort-
gage, grant and convey to Lender and Lender's successors and assigns the following described property located in the
County of Greenville and Anderson, State of South Carolina:

Greenville County Property

ALL that certain piece, parcel or lot of land, together with all improvements thereon
in Greenville County, South Carolina, in or near the City of Greenville, on the south
side of Mills Avenue and being known and designated as Lot No. 5, Block E, on Plat of
property of O. P. Mills recorded in the R.M.C. Office for Greenville County in Volume
C of plats at page 176 and having the following metes and bounds:

COMMENCING at an iron pipe on the south side of Mills Avenue, 132 feet west of Elm
Street at the joint corners of Lots 3 and 5 and running thence with the line of said
Lots, S. 44-33 E. 180 feet to an alley 16 feet wide; thence with the line of said
alley, S. 45-27 W. 66 feet to the joint corners of Lots 5 and 7; thence along the
line of said Lots, N. 44-33 W. 180 feet to Mills Avenue; thence along the south side
of Mills Avenue, N. 45-27 E. 66 feet to the beginning point.

This is the same property conveyed to the Mortgagors herein by deed of the Episcopal
Church Home for Children, dated August 14, 1982 and recorded in the R.M.C. Office for
Greenville County, S.C., in Deed Book 1172 at page 350, on August 17, 1982.

Anderson County Property

ALL that certain piece, parcel or lot of land situate, lying and being in the township
of Pendleton, County of Anderson, State of South Carolina, containing 3.602 acres more
or less, lying on the eastern side of South Mechanic Street (S.C. Highway 28) and
being more particularly shown on a plat made by Clemson Engineering Services dated
December 4, 1981, revised December 7, 1981, and according to said plat is more par-
ticularly described as follows: BEGINNING at an iron pin corner on the eastern side
of South Mechanic Street, which corner is common with property of Pendleton Presbyterian
Church and running thence S. 82-12 E. 505.61 feet to an iron pin corner; thence S. 11-34
W. 344.52 feet to an iron pin corner; thence N. 82-13 W. 162.50 feet to an iron pin;
thence S. 75-56 W. 191.90 feet to an iron pin corner on South Mechanic Street; thence
N. 10-56 W. 16.00 feet to an iron pin; thence along said street N. 11-08 W. 423 feet to
the beginning corner. This is the identical property conveyed to the Mortgagors here-
in by deed from James L. Allen, Frank Fife, J. Louis Forrester, and William E. Grishaw of
even date to be recorded herewith in the Office of the Clerk of Court for Anderson County.
which has the address of
Greenville, S.C. (Street) 107 Mills Avenue, Greenville and (City)
Anderson, S.C. (herein "Property Address"); 3.62 acres, Pendleton
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however
to the rights and authorities given herein to Lender to collect and apply such 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 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.

722
4-200CT