

FILED MORTGAGE
S.C.

THIS MORTGAGE is made this 27th day of December 27, 1983, between the Mortgagor, David M. Robinson (herein "Borrower"), and the Mortgagee, The Kissell Company (herein "Lender"), a corporation organized and existing under the laws of Ohio, whose address is 30 Warder St., Springfield, Ohio 45501 (herein "Lender").

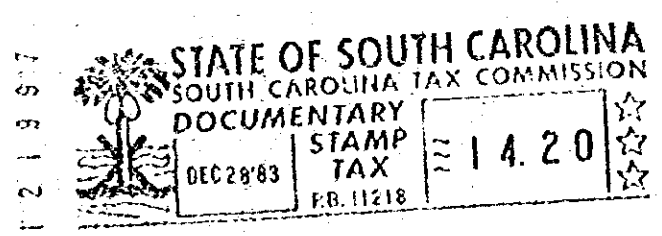
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty five thousand five hundred and no/100 (\$35,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 piece, parcel or lot of land together with buildings and improvements on the eastern side of Druid Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lots 3, 4 and 5, Section D, on a plat of Stone Estates made by C. M. Furman, Engineer, dated October, 1931, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book G, Page 292, and also being shown on plat prepared by Freeland and Associates dated December 27, 1983, and having, according to said later plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Druid Street approximately 50 feet from the intersection of Druid Street and Wilshire Drive and running thence along Druid Street N 11-22 E 75 feet to an iron pin; thence along the common line of Lots 5 and 6 S 78-42 E 158.96 feet to an iron pin; thence S 11-13 W 75.11 feet to an iron pin; thence along the common line of Lots 2 and 3 N 78-40 W 159.16 feet to an iron pin on Druid Street being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Daniel H. Loder and Carol C. Loder as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1203 Page 295, on December 28, 1983.



This Security Instrument is Modified by the Terms of an Adjustable Rate Rider which is attached hereto and made a part hereof, which has the address of 123 Druid Street, Greenville, South Carolina 29609 (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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