

MORTGAGE

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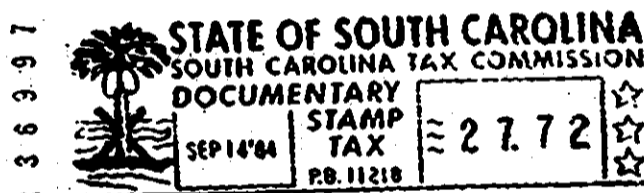
THIS MORTGAGE is made this 7th day of September, 1984, between the Mortgagor, Carl E. Reid (herein "Borrower"), and the Mortgagee, The Kissell Company, a corporation organized and existing under the laws of the State of Ohio, whose address is 430 Warden Street, Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Two Thousand Four Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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 October 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 parcel of land, containing 2.72 acres, more or less, situate on the south side of Batson Road, and being shown as Lot No. 1, on a plat and survey entitled "Property of Carl Reid", prepared by Dalton & Neves Co., Inc, Engineers, dated Sept. 7, 1984, and recorded in the R.M.C. Office for Greenville County in Plat Book 10-W, Page 99, reference to said plat hereby pleaded for a more complete description.

This property is subject to all easements, rights of way and roadways affecting this property.

This is that same property conveyed to Mortgagor by deed of Frank P. McGowan, Master in Equity for Greenville County, S.C., recorded in the R.M.C. Office for Greenville County on 8-1-72, in Deed Book 953, at page 599.



THIS SECURITY INSTRUMENT IS MODIFIED BY THE TERMS OF THE ARM RIDER WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

which has the address of Rt. 5, State Park Road, Greenville, S.C. 29607 (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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