

GREENVILLE
CO. S. C.
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R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 29th day of November, 1980, between the Mortgagor, David B. Stinson and Holly C. Stinson (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 one thousand eight hundred fifty and 00/100 (\$41,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2010;

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 those pieces, parcels or lots of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, lying on View Mont Drive containing .94 acre and .46 acre, according to plats made by J. C. Hill, L.S. in 1949 and 1954, and being more recently shown on a plat of Property of David B. Stinson and Holly C. Stinson made by Carolina Surveying Co. dated November 26, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-J at page 15, reference being craved to the more recent plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Ralph Hollen Orr recorded in the RMC Office for Greenville County in Deed Book 1138 at page 129 on December 1, 1980.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS
DOCUMENTARY
STAMP
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which has the address of Route 7, Viewmont Drive Greenville, S. C. (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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