

THIS MORTGAGE is made this 6th day of December 1983, between the Mortgagor, Paul S. Rossi, Jr. (herein "Borrower"), and the Mortgagee, The Kissell Company (herein "Lender"), a corporation organized and existing under the laws of Ohio, whose address is 30 Warden St., Springfield, Ohio 45501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty five thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 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 tract of land situate, lying and being on the northern side of Hawks Nest Road in the County of Greenville, State of South Carolina near Travelers Rest and being shown and designated as Tract #3 containing 5.24 acres gross on a plat of property of Walker Properties dated June, 1978, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a cul-de-sac at the joint front corner of Tracts Nos. 3 and 4 and running thence with the joint line of said tracts, N. 33-45 W., 512.3 feet to an iron pin; thence N. 49-12 E. 202.7 feet to an old iron pin; thence N. 57-45 E., 113.9 feet; thence N. 84-58 E. 94.6 feet to an iron pin; thence S. 70-05 E., 165.4 feet to an iron pin; thence S. 33-13 E., 230.6 feet to an old iron pin at the joint rear corner of this tract and Tract 2; running thence with the jointline of said tracts S. 42-38 W. 528.7 feet to an iron pin, the point and place of beginning.

Derivation: Walker Properties, a general partnership, Deed Book 1145, at Page 563, recorded April 2, 1981.

STAMP 18.00

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The 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 Lot 3, Hawks Nest Road, Marietta, South Carolina 29661

(herein "Property Address");
[State and Zip Code]

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 seized 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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