A Commence of

SEP 1 10 04 AH '82

DONNIE S. TANKERSLEY

V

MORTGAGE

THIS MORTGAGE is made this3.	lstday of.	August
19.82, between the Mortgagor, Benny R	. Robinson and Nancy	M. Robinson
	(herein "Borrower"), and the	Mongagee Charter
Mortgage Company under the laws of The State of Flo Jacksonville, Florida 32232	<u></u>	corporation organized and existing
under the laws of The State of Flo	orida, whose addre	ess is . P.O. Box 2259
Jacksonville, Florida 32232	• • • • • • • • • • • • • • • • • • • •	(herein "Lender").

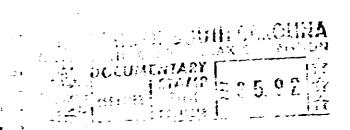
Whereas, Borrower is indebted to Lender in the principal sum of Eighty-Nine. Thousand, Seven Hundred. Fifty and No/100(\$89,750.00 Dollars, which indebtedness is evidenced by Borrower's note dated...August.31, 1982...(herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September.1, 2002.....

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 with the buildings and improvements theteon, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 16 on a plat of "Merrifield Park", which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book OOO, Page 177, and having according to said plat the follwoing metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Merrifield Drive, at the joint front corner of Lot Nos. 16 and 17 and running thence with the northerly side of Merrifield Drive N. 71-00 W. 110 feet to an iron pin, at the joint front corner of Lot Nos. 15 and 16; thence with the common line of said lots N. 19-00 E. 224.8 feet to an iron pin; thence S. 75-58 E. 19.8 feet to an iron pin; thence S. 74-59 E. 90.6 feet to an iron pin at the joint rear corner of Lot Nos. 16 and 17 and running thence with the common line of said lots S. 19-00 W. 232.8 feet to the beginning corner.

This being the same property conveyed to the morgagors by deed of John D. Boaz and Lydia J. Boaz of even date to be recorded herewith.



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.

SOUTH CAROLINA-1 to 4 Family-6,75-Frma/films uniform instrument