

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
PARCEL 22  
PP 1213  
06.00

MAR 30 3 27 PM '82

MORTGAGE LEY  
SOUTH CAROLINA, S. C.

THIS MORTGAGE is made this 15th day of March, 1982, between the Mortgagor, Martin L. Robinson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$15,000.00 (Fifteen thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 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 April 1, 1992.....;

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 situate, lying and being in Paris Mountain Township, Greenville, County, state of South Carolina, containing .52 acre as shown on plat entitled "Property of Martin L. Robinson" prepared by J. C. Hill, L. S. May 16, 1953 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail cap in the center of Parker Road and running thence with the center of said road N. 5-50 W. 98.7 feet to a nail cap in the center of the intersection of Parker Road and Patrol Club Road; thence with the center of Patrol Club Road N. 36-30 E. 149.4 Feet to a nail cap corner of other property of the grantor; thence over an iron pin on the southeast side of Patrol Club Road and with line of property of the grantor S. 31-45 E. 103.2 feet to an iron pin; thence S. 73-10 W. 187.4 feet over an iron pin on the east side of Parker Road to the nail cap in the center of Parker Road; the joint of beginning.

LESS:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, the same being the triangular northwestern corner of that original lot conveyed to the grantor herein by R. W. Robinson and recorded in Book 479 of Deeds at Page 542.

BEGINNING at an iron pin 100.9 feet from the intersection of Patrol Club Road with Parker Road and running thence S. 64-10 E., 85.2 feet to an iron pin; Thence N. 31-45 W. 90.6 feet to an iron pin on Patrol Club Road; thence along said road S. 36-3 W. to the point of beginning.

This being the same property conveyed to the mortgagor by deed of R. W. Robinson and recorded in the RMC Office for Greenville County on June 10, 1953 in Deed Book 479 at Page 542, Less property conveyed to Eugene H. Manley and recorded in the RMC Office for Greenville County on July 23, 1958 in Deed Book 602 at page 530.

which has the address of Rt. 7, Patrol Club Road Greenville,  
(Street) (City)  
South Carolina 29609 (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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