

[Space Above This Line For Recording Data]

OPEN-END MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 13, 1992. The mortgagor is Steven R. Grubb and Sandra L. Grubb

("Borrower"). This Security Instrument is given to THE VINTON COUNTY NATIONAL BANK

, which is organized and existing under the laws of United States

, and whose address is

112 West Main Street, P. O. Box 460, McArthur, Ohio 45651-0460

("Lender"). Borrower owes Lender the principal sum of FORTY-FIVE THOUSAND

Dollars (U.S. \$ 45,000.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly

payments, with the full debt, if not paid earlier, due and payable on November 13, 2002. This

Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,

extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to

protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this

Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the

following described property located in ATHENS County, Ohio:

Situated in the Township of Alexander, County of Athens and State of Ohio:

Being situated in the south-half of Lot No. 4 of Section 9 of the Ohio Company's Purchase, being located in the north-half of Lot No. 2 of Section 8 of the Ohio Company's Purchase, both being in T-8-N, R-14-W, Alexander Township, Athens County, State of Ohio and being more particularly described as follows:

PLACE OF BEGINNING of this survey, being at a set railroad spike, located at the intersection of the centerline of County Road No. 17 and the westline of Lot No. 4, railroad spike bears, with the westline of Lot No. 4, North 9° 44' 08" East, a distance of 109.42 feet from the southwest corner of Lot No. 4;

Thence, leaving the centerline of County Road No.17 and with the westline of CONTINUED ON ATTACHED PAGE

which has the address of 1935 Pleasant Hill Road, Athens,

Ohio 45701 ("Property Address");

[Zip Code]

[Street]

[City]

Map 9

OHIO—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3036 9/90 (page 1 of 6 pages)



to
THE VINTON COUNTY NATIONAL BANK
Description continued:

Lot No. 4, North 9° 44' 08" East, a distance of 693.97 feet to a set iron pin, located at the southwest corner of a 82.84 acre tract, property of Leo W. and Ruth T. Martin, Volume 199, Page 37 & Volume 200, Page 192, passing a set iron pin at 100.00 feet;

Thence, leaving the westline of Lot No. 4 and with the property line of the 82.84 acre tract the following three (3) courses and distances, North 85° 12' 12" East, a distance of 1204.50 feet to a set iron pin;

Thence, South 17° 47' 48" East, a distance of 143.22 feet to a set iron pin;

Thence, South 2° 42' 12" West, a distance of 1375.91 feet to a set railroad spike, located in the centerline of County Road No. 21, passing the northline of Section 8 at 933.38 feet and a set iron pin at 1325.91 feet;

Thence, with the centerline of County Road No. 21, the following eleven (11) courses and distances, North 58° 14' 30" West, a distance of 136.87 feet to a point;

Thence, North 61° 09' 07" West, a distance of 74.27 feet to a point;
 Thence, North 73° 07' 11" West, a distance of 75.59 feet to a point;
 Thence, North 88° 43' 31" West, a distance of 76.01 feet to a point;
 Thence, South 77° 53' 00" West, a distance of 74.21 feet to a point;
 Thence, South 62° 41' 46" West, a distance of 73.18 feet to a point;
 Thence, South 50° 39' 39" West, a distance of 69.59 feet to a point;
 Thence, South 41° 39' 39" West, a distance of 118.33 feet to a point;
 Thence, South 49° 36' 14" West, a distance of 72.31 feet to a point;
 Thence, South 62° 53' 09" West, a distance of 69.06 feet to a point;
 Thence, South 69° 15' 57" West, a distance of 149.52 feet to a set railroad spike, located at the intersection of the centerline of County Road No. 21 and County Road No. 17;

Thence, with the centerline of County Road No. 17, the following three (3) courses and distances, North 26° 08' 14" West, a distance of 578.49 feet to a point;

Thence, North 28° 11' 34" West, a distance of 309.38 feet to a point, being on the southline of Section 9;

Thence, North 18° 48' 04" West, a distance of 121.97 feet to the PLACE OF BEGINNING, containing 40.567 acres more or less, (having 27.604 acres in Lot No. 4 of Section 9 and 12.963 acres in Lot No. 2 of Section 8) being subject to all legal easements and right-of-ways.

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEERS OFFICE
 BY: *W. Van Vleet*
 DATE: *1-13-92*

Being all that portion of property in Lot No. 4 of Section 9 and a portion of the property in Lot No. 2 of Section 8 and being the property of Charles and Nancy Waldron, as delineated in Volume 377, Page 324 of the Athens County Recorder's Office.

All bearings based on Magnetic North and are to be used to denote angles only.

All iron pins set being ½" x 36" with surveyors I.D. cap.

Based on a actual survey of the premises in October 1992, under the direct supervision of Ronald M. Sharrett p.s. 5167.

R. M. SHARRETT & ASSOCIATES
LEGAL DESCRIPTION

40.567 ACRE TRACT

Being situated in the south-half of Lot No. 4 of Section 9 of the Ohio Company's Purchase, being located in the north-half of Lot No. 2 of Section 8 of the Ohio Company's Purchase, both being in T-8-N, R-14-W, Alexander Township, Athens County, State of Ohio and being more particularly described as follows;

PLACE OF BEGINNING of this survey, being at a set railroad spike, located at the intersection of the centerline of County Road No. 17 and the westline of Lot No. 4, railroad spike bears, with the westline of Lot No. 4, North 9° 44' 08" East, a distance of 109.42 feet from the southwest corner of Lot No. 4;

Thence, leaving the centerline of County Road No. 17 and with the westline of Lot No. 4, North 9° 44' 08" East, a distance of 693.97 feet to a set iron pin, located at the southwest corner of a 82.84 acre tract, property of Leo W. and Ruth T. Martin, Volume 199, Page 37 & Volume 200, Page 192, passing a set iron pin at 100.00 feet;

thence, leaving the westline of Lot No. 4 and with the propertyline of the 82.84 acre tract the following three (3) courses and distances, North 85° 12' 12" East, a distance of 1204.50 feet to a set iron pin;

thence, South 17° 47' 48" East, a distance of 143.22 feet to a set iron pin;

thence, South 2° 42' 12" West, a distance of 1375.91 feet to a set railroad spike, located in the centerline of County Road No. 21, passing the northline of Section 8 at 933.38 feet and a set iron pin at 1325.91 feet;

thence, with the centerline of County Road No. 21, the following eleven (11) courses and distances, North 58° 14' 30" West, a distance of 136.87 feet to a point;

thence, North 61° 09' 07" West, a distance of 74.27 feet to a point;

thence, North 73° 07' 11" West, a distance of 75.59 feet to a point;

thence, North 88° 43' 31" West, a distance of 76.01 feet to a point;

thence, South 77° 53' 00" West, a distance of 74.21 feet to a point;

thence, South 62° 41' 46" West, a distance of 73.18 feet to a point;

thence, South 50° 39' 39" West, a distance of 69.59 feet to a point;

thence, South 41° 39' 39" West, a distance of 118.33 feet to a point;

thence, South 49° 36' 14" West, a distance of 72.31 feet to a point;

thence, South 62° 53' 09" West, a distance of 69.06 feet to a point;

thence, South 69° 15' 57" West, a distance of 149.52 feet to a set

railroad spike, located at the intersection of the centerline of County Road No. 21 and County Road No. 17;

thence, with the centerline of County Road No. 17, the following three (3) courses and distances, North 26° 08' 14" West, a distance of 578.49 feet to a point;

thence, North 28° 11' 34" West, a distance of 309.38 feet to a point, being on the southline of Section 9;

thence, North 18° 48' 04" West, a distance of 121.97 feet to the **PLACE OF BEGINNING**, containing 40.567 acres more or less, (having 27.604 acres in Lot No. 4 of Section 9 and 12.963 acres in Lot No. 2 of Section 8) being subject to all legal easements and right-of-ways;

Being all that portion of property in Lot No. 4 of Section 9 and a portion of the property in Lot No. 2 of Section 8 and being the property of Charles and Nancy Waldron, as delineated in Volume 377, Page 324 of the Athens County Recorders Office.

All bearings based on Magnetic North and are to be used to denote angles only.

All iron pins set being 1/2" by 36" with surveyors I.D. cap.

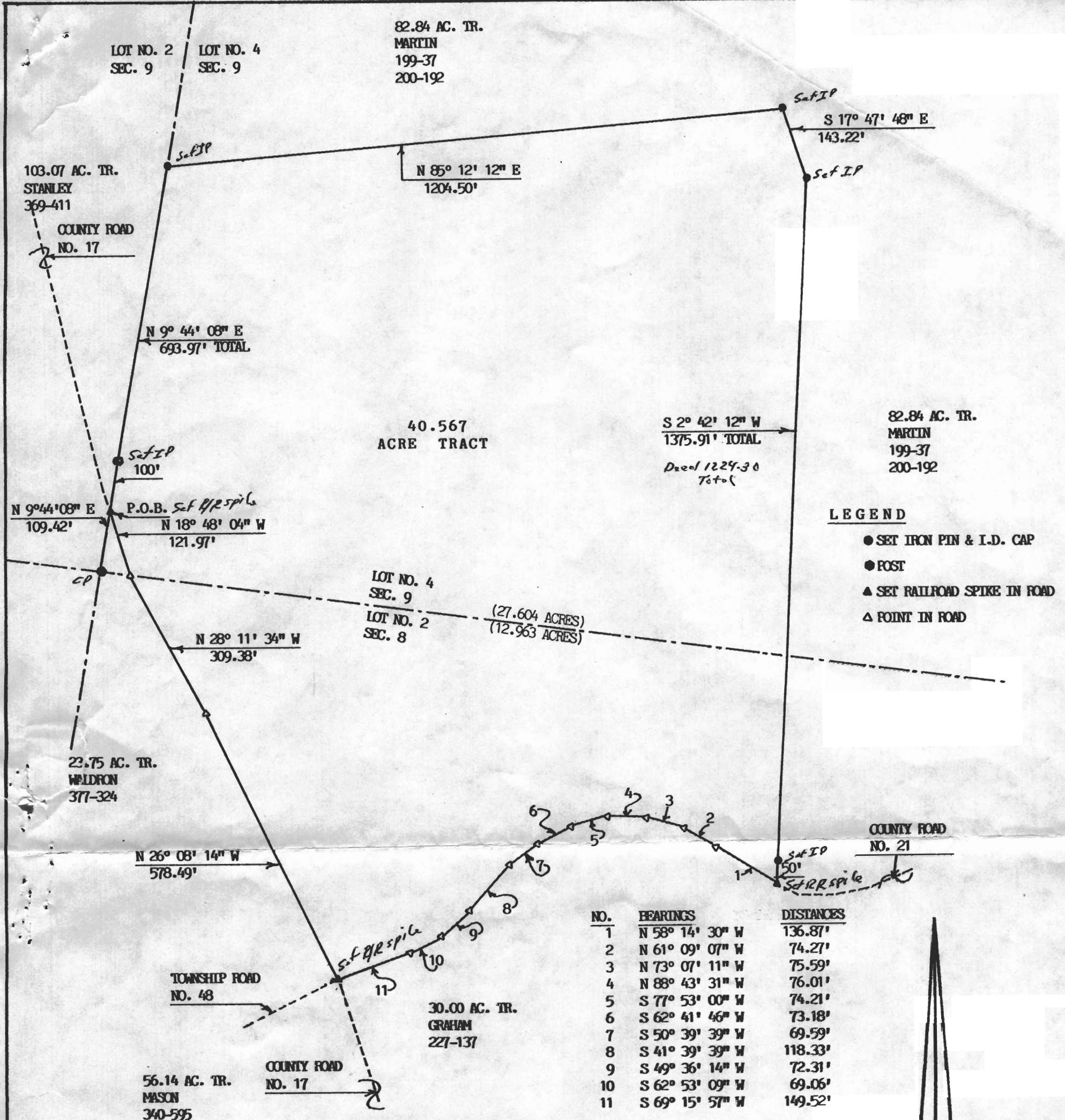
Based on a actual survey of the premises in October 1992, under the direct supervision of Ronald M. Sharrett p.s. 5167.

Ronald M. Sharrett

DATE 10-14-92



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *J. J. Audell*
DATE: 10-14-92



PROPERTY PLAT

PLAT DRAWING OF A 40.567 ACRE TRACT SITUATED IN THE SOUTH-HALF OF LOT NO. 4 OF SECTION 9 OF THE OHIO COMPANY'S PURCHASE, BEING LOCATED IN THE NORTH-HALF OF LOT NO. 2 OF SECTION 8 OF THE OHIO COMPANY'S PURCHASE, BOTH BEING IN T-8-N, R-14-W, ALEXANDER TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

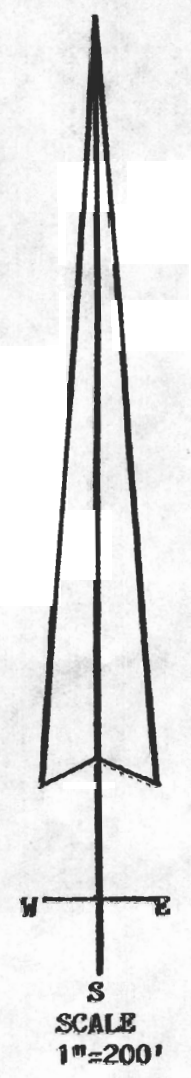
NOTE

BEING ALL THAT PORTION OF PROPERTY IN LOT NO. 4 OF SECTION 9 AND A PORTION OF THE PROPERTY IN LOT NO. 2 OF SECTION 8 AND BEING THE PROPERTY OF CHARLES AND NANCY WALDRON, AS DELINEATED IN VOLUME 377, PAGE 324 OF THE ATHENS COUNTY RECORDERS OFFICE. ALL BEARINGS BASED ON MAGNETIC NORTH AND ARE TO BE USED TO DENOTE ANGLES ONLY. ALL IRON PINS SET BEING 1/2" BY 36" WITH SURVEYORS I.D. CAP. THE ABOVE LISTED DEED REFERENCES AND RECORD PLAT WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

BASED ON A ACTUAL SURVEY OF THE PREMISES IN OCTOBER 1992, UNDER THE DIRECT SUPERVISION OF RONALD M. SHARRETT P.S. 5167.

- LEGEND**
- SET IRON PIN & I.D. CAP
 - POST
 - ▲ SET RAILROAD SPIKE IN ROAD
 - △ POINT IN ROAD

NO.	BEARINGS	DISTANCES
1	N 58° 14' 30" W	136.87'
2	N 61° 09' 07" W	74.27'
3	N 73° 07' 11" W	75.59'
4	N 88° 43' 31" W	76.01'
5	S 77° 53' 00" W	74.21'
6	S 62° 41' 46" W	73.18'
7	S 50° 39' 39" W	69.59'
8	S 41° 39' 39" W	118.33'
9	S 49° 36' 14" W	72.31'
10	S 62° 53' 09" W	69.06'
11	S 69° 15' 57" W	149.52'



Ronald M. Sharrett DATE 10-14-92