

FILED
GREENVILLE CO. S. C.
APR 30 4 32 PM '84
JULIAN R. WATERSLEY
R.M.C.

MORTGAGE

Vol 11431 #3161

THIS MORTGAGE is made this 30th day of April 1984, between the Mortgagor, Thomas B. McCorkle, Jr. (herein "Borrower"), and the Mortgagee, The Palmetto Bank, a corporation organized and existing under the laws of State of South Carolina, whose address is 470 Haywood Rd., P. O. Box 17763, Greenville, S. C. 17763 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1999

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, containing 1.17 acres more or less, and being known and designated as a portion of Tract #6 of the Z. B. Watkins Estate, according to a plat prepared by Robert R. Spearman, R.L.S. No. 3615, dated April 26, 1984, for Thomas B. McCorkle, Jr., reference to which is hereby made for a more complete and accurate description and being thereon more fully described according to said plat as follows, to-wit:

BEGINNING at an iron pin on Scaleybark Rd., which point is approximately 362 ft. to Elkhorn Drive, and running thence along property herein conveyed and property of Mountain Shadows Subdivision S53-52W 205.0 ft. to an iron pin, which point is approximately 150 ft. to Plano Dr.; running thence along property herein conveyed and property of Thomas B. McCorkle N36-08W 200.0 ft. to an iron pin, and thence continuing N53-52E 255.6 ft. to an iron pin in Scaleybark Rd.; running thence along Scaleybark Rd. S36-08E 200.0 ft. to a point in road; running thence 50.6 ft. to an iron pin on edge of road, the point of BEGINNING.

THIS BEING THE SAME PROPERTY conveyed unto the mortgagor herein by deed of Thomas M. McCorkle dated March 2, 1981 and recorded in Vol. 1143 at Page 543 in the Office of the RMC in Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
MAY 1984
\$ 10.00

which has the address of 224 Scaleybark Rd., 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 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.

2 MY 4 84 809 7.0001

1910

12-15-84