

FILED
GREENVILLE
OCT 3 12 43 PM '83
SONNIE S. J. JAY
R.M.C.

100-1628 PAGE 748

MORTGAGE

THIS MORTGAGE is made this 1st day of October 1983, between the Mortgagor, G. Kenneth Creswell and Kathy Brown Creswell (herein "Borrower"), and the Mortgagee, The Palmetto Bank, a corporation of the State of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is 470 Haywood Road, Greenville, SC 29606 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 October 1, 2013;

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 improvements thereon, lying and being in the State of South Carolina, County of Greenville, containing one (1) acre more or less and located on the Western side of Watson Road and being shown on plat for Kathy L. Brown, by C. O. Riddle, RLS, dated May 11, 1983 said plat recorded in Plat Book 9-T at Page 46, and being more particularly shown on a plat prepared for G. Kenneth Creswell and Kathy Brown Creswell by R. B. Bruce, RLS, dated September 5, 1983 and recorded in the RMC Office for Greenville County in Plat Book 106 Page 41; and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Watson Road, said iron pin lying 792.01 feet from the center line of Fairview Church Road, and running thence S. 11-24 E., 125.0 feet to an iron pin, joint front corner with property now or formerly of Mack Brown; thence turning and running S. 60-13 W., 273.01 feet to an iron pin; thence turning and running N. 11-24 W., 211.12 feet to an iron pin; thence turning and running N. 78-36 E., 258.98 feet to an iron pin in the center of Watson Road, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mack Brown, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
OCT 11 1983
STAMP
LAX 512 00 87

which has the address of Rt. 1, Watson Road Fountain Inn
(Street) (City)
South Carolina 29644 (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 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.

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