

FILED
SOUTH CAROLINA S.C.

MORTGAGE

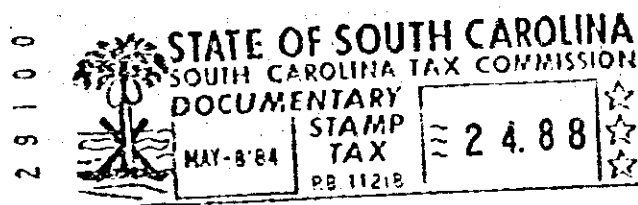
THIS MORTGAGE is made this 7th day of May 1984, between the Mortgagor, Roy D. Baldwin and Donna S. Baldwin (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of United States, whose address is 101 Graystone Blvd., Columbia, SC 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-two Thousand, One Hundred Fifty (\$62,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 June 1, 2014

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 all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being designated as Lot 34 on Revised Plat No. 2 of Verdin Estates Subdivision, said plat being prepared by C. O. Riddle and dated January 11, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H, Page 48. Reference to said plat is hereby made for a more complete description thereof.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Long, Poore & Bailey, A General Partnership, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1212, Page 179, on May 8, 1984.



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which has the address of 111 Fernande Drive, Mauldin, SC 29662 (Street) (City) (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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