

FILED
GREENVILLE CO S.C.

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MORTGAGE

1596-173

DONNIE S. TANKERSLEY

R.M.C.

25th

day of February

THIS MORTGAGE is made this 19. 83, between the Mortgagor, Howard N. Dean, Jr., and Diana B. Dean and Company, Incorporated, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

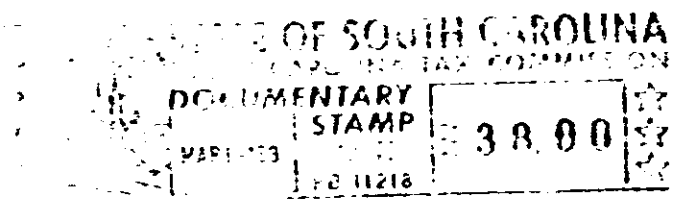
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Five Thousand and No/100 (\$95,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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, situate, lying and being at the northwestern corner of the intersection of Parkins Mill Road and Southbourne Court, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 2, as shown on plat entitled "Parkins Knoll", dated May 18, 1973, prepared by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5D, at Page 34, on March 14, 1974, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Parkins Mill Road, at the joint front corner of Lots Nos. 1 and 2, and running thence with the western side of Parkins Mill Road, the following courses and distances: S. 4-10 W. 69.72 feet to an iron pin; thence S. 2-06 W. 55.18 feet to an iron pin at the northwestern corner of the intersection of Parkins Mill Road and Southbourne Court; thence with the northern side of Southbourne Court, the following courses and distances: S. 48-35 W. 34.42 feet to an iron pin; thence N. 84-56 W. 100.00 feet to an iron pin; thence S. 82-19 W. 45.00 feet to an iron pin at the joint front corner of Lots Nos. 2 and 3; thence with line of Lot No. 3, N. 1-26 E. 152.17 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 1, S. 87-57 E. 173.19 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Parkins Knoll, Inc., dated September 8, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1573, at Page 561, on September 9, 1982.



which has the address of Lot 2, Parkins Mill Road Greenville (Street) (City)

S. C. 29607 (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.