

FILED  
GREENVILLE, S.C.  
JUL 29 9 44 AM '83  
DONNIE S. LAWERSLEY

# MORTGAGE

THIS MORTGAGE is made this 25th day of July, 1983, between the Mortgagor, Charles P. Bykalo and Julia K. Bykalo (herein "Borrower"), and the Mortgagee, The Palmetto Bank, 470 Haywood Road, Greenville, S.C., a corporation organized and existing under the laws of South Carolina, whose address is 470 Haywood Road, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 1, 2008.

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown as Lot 140 on plat of Pine Brook Forest, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4X at page 49, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to the mortgagors herein by deed of Victor H. Boston and Uta K. Boston dated January 19, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1161 at page 198.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX \$ 17.92

which has the address of Route 14 9 Cannon Circle Greenville, S. C. 29607 (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.

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