

DECEMBER 6 1983

MORTGAGE

THIS MORTGAGE is made this 6th day of December 1983, between the Mortgagor, David M. Finley and Jan H. Finley (herein "Borrower"), and the Mortgagee, The Palmetto Bank, a corporation organized and existing under the laws of the State 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 Eighty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 January 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville near Simpsonville, being a portion of Lot 8 SPRING FOREST ESTATES, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, at page 117, and being more particularly described according to a survey prepared by James R. Freeland, RLS & PE 4781, dated November 1, 1983, entitled "Property of Prestige Builders of Greenville, Limited", said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-C, at page 52.

This is the same property conveyed to the Mortgagors by Prestige Builders of Greenville, Ltd. by deed of even date, recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
BOOK 1639 PAGE 370
DECEMBER 6 1983
STAMP \$ 32.00

GCTO -----3 DE12 83 073

which has the address of 351 Spring Forest Drive, Simpsonville (Street) (City) S.C. 29681 (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 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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