

# MORTGAGE

THIS MORTGAGE is made this 20th day of February 1984, between the Mortgagor, W. Mark Bailey and Karen J. Bailey (herein "Borrower"), and the Mortgagee, The Palmetto Bank, a corporation organized and existing under the laws of South Carolina, whose address is 470 Haywood Road, Greenville, S.C. 29606 (herein "Lender").

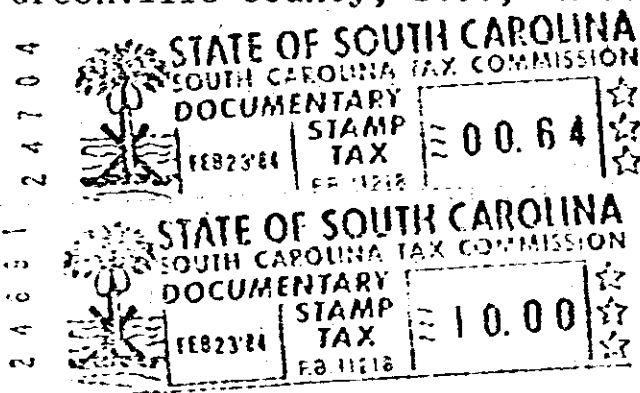
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Six Hundred and No/100 (\$26,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1999;

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 in the Town of Simpsonville, County of Greenville, State of South Carolina, at the southeastern corner of the intersection of North Church Street and South Pliney Circle and being known and designated as Lot No. 34 on plat of League Estates recorded in the RMC Office for Greenville County in Plat Book K at Pages 111 and 112 and a triangular portion adjoining said lot and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of North Church Street and South Pliney Circle and running thence with the southern side of South Pliney Circle, N. 59-30 E. 110 feet to an iron pin; thence S. 19-00 E. 170.1 feet to an iron pin; thence S. 55-30 W. 16 feet to an iron pin; thence S. 55-26 W. 97.5 feet to an iron pin; thence N. 19-30 W. 15.5 feet to an iron pin; thence N. 19-00 W. 162.7 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Marian Watson Williams as recorded in Deed Book 1127 at Page 508, in the RMC Office for Greenville County, S.C., on June 16, 1980.



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which has the address of 202 S. Pliney Circle Simpsonville (City) SC 29681 (Street) (State and Zip Code) (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".

4.0000 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.