

MAR 13 3 59 PM '84

MORTGAGE

THIS MORTGAGE was made this 20th day of December 1983, between the Mortgagor, ^{Donnie S. Tankersley} Joseph E. Egan and Mary Janice Egan (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, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-two Thousand Five Hundred and 00/100 (\$92,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 certain piece, parcel or lot of land situate, lying and being on the eastern side of Seven Oaks Drive, near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot No. 87, on a final plat of Section No. One of Chanticleer, made by R. K. Campbell, Surveyor, dated September 29, 1962, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book YY, at Page 97, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of East Seven Oaks Drive at the joint front corners of Lots Nos. 87 and 88, and running thence with the common line of said lots, S. 13-58 W. 195 feet to an iron pin; thence N. 73-16 W. 95 feet to the joint rear corners of Lots Nos. 86 and 87; thence with the common line of said lots, N. 6-18 W. 186.4 feet to an iron pin on East Seven Oaks Drive; thence with the southeasterly side of said Drive, S. 80-25 E. 74.3 feet to a point; thence continuing with said side of said Drive, S. 76-02 E. 45.7 feet to an iron pin, the point of BEGINNING.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed to the Mortgagors herein by deed of Lewis L. Crawley and Anne D. Crawley recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1201 at Page 575.

STATE OF SOUTH CAROLINA
RECORDED IN THE R. M. C. OFFICE
GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1201 PAGE 575
STAMP TAX \$ 37.00

which has the address of 224 Seven Oaks Drive, Greenville (Street) (City), South Carolina (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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