

FILED  
GREENVILLE CO. S.C.

MORTGAGE

MAR 14 9 49 AM '84

THIS MORTGAGE was made this 9th day of March, 1984, between the Mortgagor, DONNIE S. TANKERSLEY (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, SC 29607 (herein "Lender").

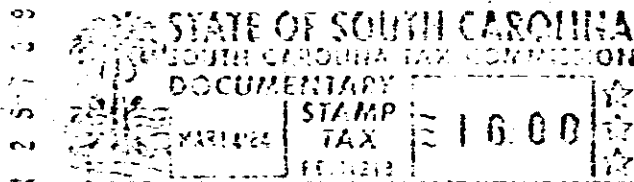
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being shown and described as a 1.7 acre tract on a plat entitled "Survey for C. Phillip Mullinax and Donna M. Mullinax", prepared by W. R. Williams, Jr., Engineer/Surveyor, on January 5, 1984, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Dell Circle and running thence with said street, N. 85-51 E. 51.3 feet to a point; thence continuing with said street, N. 72-44 E. 78.5 to a point; thence turning and running S. 17-00 E. 365.0 feet to a point; thence turning and running S. 73-00 W. 200.0 feet to a point; thence turning and running N. 24-42 W. 191.9 feet to a point; thence running N. 10-36 E. 209.8 feet to a point on the Southern side of Dell Circle, being the point of beginning.

Derivation: Aileen B. Mullinax, Deed Book 1203, at Page 212, recorded December 23, 1983.



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which has the address of Route 1, Dell Circle, Travelers Rest, South Carolina 29690 (herein "Property Address");  
(Street) (City)  
(State and Zip Code)

21801

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.

