

MORTGAGE

Vol. 1057 No. 218

THIS MORTGAGE is made this 12th day of April 1984, between the Mortgagor, Robert E. Dawes (herein "Borrower"), and the Mortgagee, The Palmetto Bank, a corporation organized and existing under the laws of South Carolina, whose address is 470 Haywood Rd, Greenville, South Carolina 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 May 1, 2014;

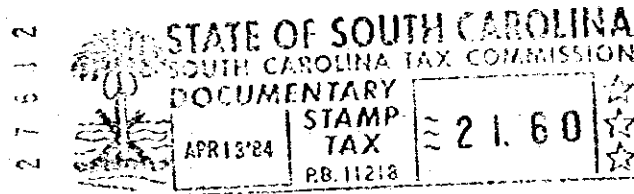
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 30 on plat of BRENTWOOD, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 5 and also as shown on a more recent survey prepared by Freeland and Associates, dated March 29, 1984, entitled "Property of Robert E. Dawes" recorded in the RMC Office for Greenville County in Plat Book, Page, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brentwood Way at the joint corner of Lots 29 and 30 and running thence with the common line of said lots, N 6-25 E 130.0 feet to an iron pin; thence turning and running along the line of Lot 31, S 77-45 E 162.3 feet to an iron pin on the western side of Delmar Drive; thence turning and running along said Delmar Drive, S 11-42 W 108.9 feet to an iron pin; thence with the intersection of Delmar Drive and Brentwood Way, S 57-30 W 34.6 feet to an iron pin; thence turning and running along the northern side of Brentwood Way, N 75-56 W 125.4 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Philip W. Scribner and Mary E. Scribner recorded on even date herein.

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which has the address of 122 Delmar Drive, Simpsonville, S.C. 29681 (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.

Vertical stamp on the right margin, possibly containing the number 12120.

Vertical stamp on the right margin, possibly containing the number 14328 W-2.