

FILED
GREENVILLE S.C.
JUN 7 4 13 PM '83
DONNIE S. RILEY

BOOK 1610 PAGE 374

MORTGAGE

THIS MORTGAGE is made this 7th day of June, 1983, between the Mortgagor, Douglas M. Eastman and Debbie S. Eastman (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 Thirty-Thousand Eight Hundred and NO/100 (\$30,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 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 July 1, 2013;

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, with buildings and improvements thereon, situate in the City of Greenville, County of Greenville, State of South Carolina, on the southwestern side of Elletson Drive, being known as Lot No. 4 as shown on plat of the property of H. C. Bates, recorded in Plat Book DD at Page 199, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Elletson Drive at the joint front corner of Lots 3 and 4 and running thence with the joint line of said lots, S. 43-12, W. 128.77 feet to an iron pin at the joint rear corner of said lots; thence N. 43-40 W. 60.06 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence with the common line of said lots, N. 43-12 E. 129.98 feet to an iron pin on the southwestern side of Elletson Drive; thence along said drive, S. 42-58 E. 60.25 feet to the beginning corner.

Being the same property conveyed to the Mortgagor, Douglas M. Eastman, and Debbie S. Eastman by deed of Thomason & Janes Real Estate, Inc., dated April 20, 1982, and recorded in the RMC Office for Greenville County on April 30, 1982, in Deed Book 1166 at Page 237.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN-1983 STAMP TAX \$12.32
REC-1132

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which has the address of 4 Elletson Drive Greenville
(Street) (City)
S.C. 29607 (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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