

GREENVILLE
JUL 5 11 08 1983
SONNIE R.M.C. POLLEY

1514 521

MORTGAGE

THIS MORTGAGE is made this 1st day of July 1983, between the Mortgagor, Leo Willard Axson and Martha Elaine Johnson (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").

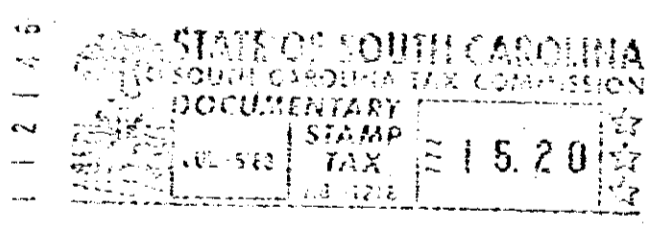
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2003;

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 lying, being and situate in the County of Greenville, State of South Carolina, being known as Lot 59 of the property of Glendale as shown on PLat Book GG at Pages 32-33, and also as shown on a plat entitled "Property of Martha Elaine Johnson and Leo Willard Axson" dated June 30, 1983, prepared by Carolina Surveying Co., R. B. Bruce, RLS, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin old on the northern side of Fairfield Drive at the joint front corner of Lots 58 and 59, said iron pin being situate 110 feet, more or less, east of the intersection of School Street; thence with the line of Lot 58 N. 12-59 W. 129.5 feet to an iron pin old; thence N. 51-43 E. 103.4 feet to an iron pin, joint rear corner of Lots 59 and 60; thence with the line of Lot 60 S. 12-59 E. 173.7 feet to an iron pin old on the northern side of Fairfield Drive; thence along the northern side of Fairfield Drive, S. 77-01 W. 93.5 feet.

This being the same property conveyed to the Mortgagors herein by deed of Henry T. Axson and Sophia G. Axson dated July 1, 1983 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1191 at Page 708 on July 5, 1983.



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which has the address of 103 Fairfield Drive Mauldin, S. C. 29662 (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.

27-828-112