

FILED  
GREENVILLE CO S.C.  
NOV 7 10 48 AM '83  
**MORTGAGE**

THIS MORTGAGE is made this 5th day of November 1983 between the Mortgagor, JAMES C. MOSELEY, JR. STANLEY VICTOR KARPINSKI AND SHIRLEY MAE KARPINSKI (herein "Borrower"), and the Mortgagee, THE PALMETTO BANK, its successors or assigns a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 470 HAYWOOD ROAD GREENVILLE, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FIVE THOUSAND & NO/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 December 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Mauldin, and being known and designated as LOT NO. 116 as shown on plat of BROOKSIDE, Section IV, Phase 2, recorded in Plat Book 7-C, at Page 31 of the RMC Office for Greenville County; and more recent survey of Carolina Surveying Company, entitled "Property of Stanley Victor and Shirley Mae Karpinski" dated October 20, 1983 and recorded in the RMC Office for Greenville County in Plat Book 10-D, at Page 87, and reference is made to said plats for a more particular metes and bounds description.

Said property is conveyed subject to any restrictions, reservations, zoning ordinances, rights-of-way or easements that may appear of record on the recorded plats or on the premises.

This being the same property conveyed to the mortgagors herein by deed of Paul D. Holloway, JR., AND Audrey Sue Holloway, dated November 5, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1200 at Page 36.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT  
GREENVILLE COUNTY, SOUTH CAROLINA  
NOV 10 1983  
STAMP TAX \$ 18.00

which has the address of 110 HOLLIBROOK COURT MAULDIN (City), S.C. 29662 (State and Zip Code) (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 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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