

FILED
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S.C.
R.M.C. HOLEY

1518-312

MORTGAGE

THIS MORTGAGE is made this 10th day of February 1984, between the Mortgagor, Patrick Wayne Wren, and Patricia Diane Wren (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, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 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 March 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, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as approximately 0.96 acres on a plat entitled "Property of Patrick W. Wren" as recorded in Plat Book 10H, Page 67 in the RMC Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in the middle of Old Nash Mill Road approximately 330 feet from the intersection of Old Nash Mill Road and County Road and running thence with Old Nash Mill Road S. 57-50 E. 214.85 feet to an old nail and cap in the middle of Old Nash Mill Road; thence S. 25-53 W. 274.91 feet to an old iron pin; thence N. 68-06 W. 119.72 feet to an old iron pin; thence N. 26-42 E. 127.57 feet to an iron pin; thence N. 2-17 W. 203.22 feet to a nail and cap, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Joseph F. Wrenn and Helen S. Wrenn as recorded in Deed Book 1191, Page 60 in the RMC Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
TAX
22.40

SC70 --- 1 FEB 16 84 145

which has the address of Route 3, Box 248, Fairview Church Road, Fountain Inn, SC 29644
(Street) (City)
..... (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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