

MORTGAGE

THIS MORTGAGE is made this 23rd day of February, 1984, between the Mortgagor, FRANCIS WHITE and JOYCE D. WHITE (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").

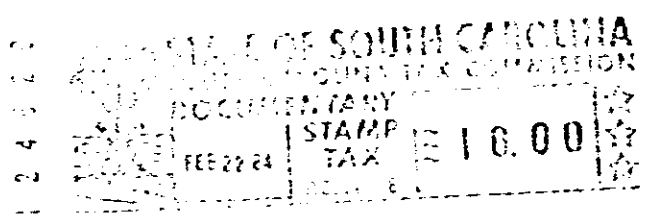
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 \$40,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated February 23, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in Austin Township, County of Greenville, State of South Carolina, on the Eastern side of Forrester Drive, being shown and designated as Lot No. One (1) on plat of Property of J. H. Alexander, recorded in the RMC Office for Greenville County, S. C. in Plat Book MM, at Page 198, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Forrester Drive, at the joint front corner of Lots Nos. 1 and 2, and running thence with the line of Lot No. 2, N. 87-20 E. 206.8 feet to an iron pin; thence N. 23-30 W. 68.2 feet to an iron pin at the corner of property now or formerly of Southerlin; thence with the line of property now or formerly of Southerlin, N. 72-42 W. 194.2 feet to an iron pin on the Eastern side of Forrester Drive; thence with the Eastern side of Forrester Drive, S. 2-40 E. 130 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Maude Rollins Turner, dated February 4th, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1206, at Page 776, on February 23, 1984.



GCTO -----3 FE2384 086

which has the address of 16 Forrester Drive Greenville (Street) (City) S. C. 29607 (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 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.

