

# MORTGAGE

THIS MORTGAGE is made this 23rd day of February, 1984, between the Mortgagor, Robert Schmidt (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 Two Thousand and No/100-- (\$42,000.00) 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, 1999

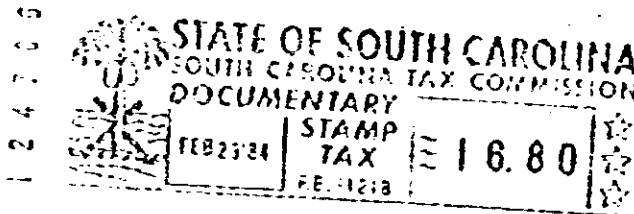
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 located in the County of Greenville, State of South Carolina, with improvements thereon, being known and designated as Lot No. 26 of a subdivision known as Del Norte Estates as shown on a plat thereof prepared by Piedmont Engineers and Architects, August 28, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book WWW, Page 33 and having, according to a more recent survey prepared by Freeland and Associates dated February 21, 1984, entitled "Property of Robert Schmidt", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Great Glen Road, at the joint front corner of Lots 25 and 26 and running thence along the joint line of said lots N. 53-06 W., 155.21 feet to a point in a branch at the joint rear corner of the said lots; thence following the meanders of said branch as the line, the traverse line being N. 32-55 E., 93.71 feet to a point in said branch at the corner of Lot 27; thence along the line of said Lot 27 S. 53-38 E., 166.69 feet to an iron pin on the west side of Great Glen Road; thence along the west side of Great Glen Road S. 43-08 W., 36.23 feet to an iron pin; thence continuing along the west side of Great Glen Road, S. 37-53 W., 59.04 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Merril E. Anderson and Florence M. Anderson recorded simultaneously herewith.

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which has the address of 109 Great Glen Road, Greenville, South Carolina 29615 (herein "Property Address");  
(Street) (City) (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.