

FILED
GREENVILLE CO. S.C.
MORTGAGE
FEB 29 12 10 PM '84

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THIS MORTGAGE was made this 29th day of February, 1984, between the Mortgagor, Gerry Lee Morgan and Betty R. Morgan (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 29606 (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 29, 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;

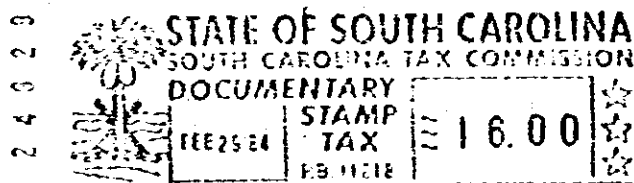
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot number 2, Cannon Estates, Section II, containing 1.97 acres more or less, according to a plat prepared by Charles K. Dunn and T. Craig Keith, R.L.S., dated February 8, 1979, and being recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 7 C at page 14, and being more recently shown on a plat prepared for Gerry Lee and Betty R. Morgan, dated February 7, 1984, by James L. Strickland, R.L.S., and recorded in the RMC Office for Greenville County in Plat Book 10 J at Page 16, and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 2 and 3 and running thence N. 23-45 W., 562.84 feet to an iron pin; thence turning and running S. 89-01 E., 152.92 feet to an iron pin, joint rear corner of Lots 1 and 2; thence turning and running S. 33-44 E., 409.12 feet to an iron pin; thence turning and running S. 34-30 W., 90.13 feet to an iron pin; thence S. 45-51 W., 141.94 feet to an iron pin, joint front corner of Lots 2 and 3, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of James Roy Burry and Kathy H. Burry, of even date, to be recorded herewith.

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which has the address of Rt. 4, W. Georgia Road, Piedmont, South Carolina 29673 (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.

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