

GREENVILLE S.C.
MAR 30 9 47 AM '84

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MORTGAGE

THIS MORTGAGE is made this 29th day of March 1984, between the Mortgagor, Charles Jack Keyes and Hilda Jean Keyes (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 Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 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 April 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, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown on a plat of property of Charles Jack and Hilda Jean Keyes prepared by J. L. Montgomery, III, RLS, in March, 1977, which plat is recorded in the RMC Office for Greenville County in Plat Book 8-C at Page 14 and more recently shown on a plat prepared for Charles Jack Keyes and Hilda Jean Keyes by R. B. Bruce, RLS, dated March 6, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-L at Page 29, and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of S.X. 23-543 known as Green Pond Road (which iron pin lies 1130 feet, more or less, from the intersection of said road with S.C. 23-543) and running thence along the edge of Green Pond Road S. 9-23 W., 124.43 feet to an iron pin; thence S. 8-09 W., 117.0 feet to an iron pin; thence turning and running along the joint property line of the within described property and property now or formerly of Imhof N. 79-46 W., 407.59 feet to an iron pin; thence turning and running N. 29-20 E., 252.0 feet to an iron pin; thence S. 80-20 E., 319.05 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Paul E. Gault and Sam L. Gault dated July 2, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1128 at Page 755 on July 7, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 24.00

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which has the address of Rt. 1, Green Pond Road, Fountain Inn, South Carolina 29644 (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 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.

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