

REC'D S.C.

MORTGAGE

APR 3 10 15 AM '84

THIS MORTGAGE is made this 30th day of March 1984, between the Mortgagor, William E. Spearman, Jr. and Deborah G. Spearman (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 Fifty-Six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Quincy Drive in Greenville County, South Carolina being known and designated as Lot No. 17 as shown on a plat entitled QUINCY ACRES, SECTION II, made by Freeland & Associates dated March 25, 1983, revised December 15, 1983 and May 18, 1983, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-W at Page 76 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of lots nos. 16 and 17 and running thence along the common line of said lots, N. 34-28 W. 402.58 feet to an iron pin; thence S. 52-08 W. 62.49 feet to an iron pin; thence S. 23-30 E. 476.30 feet to an iron pin; thence N. 76-07 E. 35.71 feet to an iron pin on the northwestern side of Quincy Drive; thence along the northwestern side of Quincy Drive, N. 11-18 E. 50.0 feet to an iron pin; thence continuing along the northwestern side of Quincy Drive, N. 21-44 E. 50.0 feet to an iron pin; thence continuing along the northwestern side of Quincy Drive, N. 31-45 E. 46.10 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Lollie G. Gibson to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEED RECORDS
STAMP TAX \$ 22.40

which has the address of 17 Quincy Drive, Greer, S.C. 29651 (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 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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