

MORTGAGE

THIS MORTGAGE is made this 9th day of April 1984 between the Mortgagor, John P. McAlcer, III (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, SC 29607 (herein "Lender").

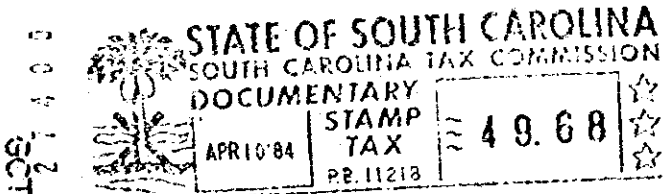
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Four Thousand Two Hundred and NO/100 (\$124,200.00), which indebtedness is evidenced by Borrower's note dated April 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 1, Block C, on plat of property of Utopian Development Company by C.M. Furman, Jr., recorded in Plat Book G at Page 135 and 136 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern corner of the intersection of N. Main Street and East Avondale Drive and running thence with N. Main Street, N 14-55 E, 80 feet to an iron pin at the joint front corner of lots 1 and 2; thence with the line of lot no. 2, S 74-23 E, 194.35 feet to an iron pin in line of lot no. 4; thence with the line of lot no. 4, S 9-39 W, 79 feet to an iron pin on East Avondale Drive; thence with said Drive N 75-28 W, 200 feet to the beginning corner.

This is the same property as conveyed to the Mortgagors herein by deed of Jon E. Johnson and Kay L. Johnson recorded in the RMC Office for Greenville County on even date herewith.



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which has the address of 1800 N. Main Street Greenville, South Carolina 29601 (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.

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