

MORTGAGE

THIS MORTGAGE is made this 11th day of April 1984 between the Mortgagor, Eugene M. Sherman, The Palmetto Bank (herein "Borrower"), and the Mortgagee, a corporation organized and existing under the laws of South Carolina, whose address is 470 Haywood Road, P.O. Box 17763, Greenville, S.C. (herein "Lender").

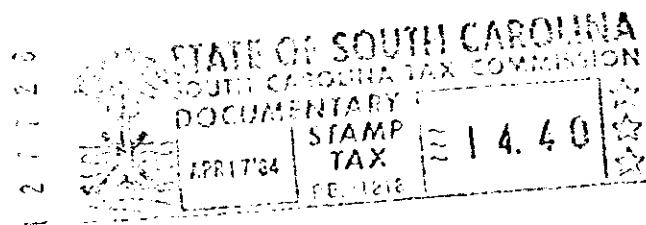
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and No/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 10, 1984;

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 tract of land, lying and being in Grove Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of county road, and running thence along the center line of said road, S. 60-20 W. 186 feet to an iron pin in the center of said road; thence S. 14-30 E. 484 feet to a stake on line of property of James A. Sweeney; thence along Sweeney line, N. 60-20 E. 186 feet to a stake on the line of property of Ben Evans; thence along Evans line N. 14-30 W. 484 feet to a pin in the center of County road, the beginning corner.

THIS being the same property conveyed to the mortgagor herein by deed of Coriner Sullivan as recorded in Deed Book 957 at Page 372, in the RMC Office for Greenville County, S.C., on October 9, 1972.



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which has the address of Route 3, Box 202 - Fairground Road, Simpsonville, S.C. 29681 (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".

4. 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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