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GREENVILLE S.C.
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WISLEY

MORTGAGE

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THIS MORTGAGE is made this 16 day of January, 1984, between the Mortgagor, Benjamin Gray Allen (herein "Borrower"), and the Mortgagee, The Palmetto Bank, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 17763, Greenville, South Carolina 29606 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Nine Hundred (\$36,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 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 February 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 situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the city of Greenville, on the East side of Carey Street, formerly E. Croft Street being known and designated as Lot No. 31, Section F, of a subdivision of the Stone Land Company property as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book A. at Page 336, et. seq., as replated in Plat Book K, at Page 277, and having the following metes and bounds according to a more recent survey of Carolina Survey Company dated January 11, 1984 titled "property of Benjamin Gray Allen;

BEGINNING at a point on the south side of E. Croft Street, now Carey Street, 210 feet west from its intersection with Mohawk Drive and running thence along Carey Street, N 71-43 W. 60 feet to Lot No 29; thence along the joint line of Lots No, 29 and 31 S. 18-30 W. 199 feet to the joint corner Lots No 29, 28, 30 and 31; thence along the joint line of Lots No 30 and 31, S. 71-20 E. 60 feet to the joint rear corner Lots No 34 and 35 thence N 18-30 E. 199.4 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Jerry L. Wilhite as recorded in the RMC Office for Greenville County in Deed Book 1204 at page 488 and dated 1/16/84.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
JAN 17 1984
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PS 1121E

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which has the address of 410 Carey Street Greenville (City), South Carolina (State and Zip Code) (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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