

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

Palmetto Bank  
Post Office Box 17763  
Greenville, S. C. 29606

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

GREENVILLE  
JUL 9 4 45 PM '84  
DONNA RAY

VOL 1671 PAGE 851

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. G. TIHANYI

Greenville, South Carolina

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

THE PALMETTO BANK

organized and existing under the laws of South Carolina, a corporation  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by  
reference, in the principal sum of  
Thirty Three Thousand, Nine Hundred Forty Three and No/100 Dollars (\$ 33,943.00-----),

with interest from date at the rate of Fourteen----- per centum ( --14.0-----%)  
per annum until paid, said principal and interest being payable at the office of The Palmetto Bank, Residential  
Loan Department, 470 Haywood Road in Greenville, South Carolina  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
-----For Hundred and Two and 17/100----- Dollars (\$ 402.17-----),  
commencing on the first day of September, 19 84, and on the first day of each month thereafter until the prin-  
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable  
on the first day of August, 2014.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof  
to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by  
the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,  
the following-described real estate situated in the County of  
State of South Carolina:

ALL that piece, parcel or lot of land, with buildings and improvements,  
situate, lying and being on the western side of Artillery Road, in Chick  
Springs Township, near Paris, in Greenville County, South Carolina, being  
shown and designated as Lot No. 13 on plat of Property of Robert J. Edwards,  
made by Dalton & Neves, Engineers, in June 1939, and having, according to  
said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Artillery Road, corner of  
Lot No. 12 and running thence with the line of said lot, S. 59-30 W. 300  
feet to a stake in line of other property of Robert J. Edwards; thence with  
the line of said property, S. 30-30 E. 100 feet to a stake; thence continu-  
ing with the line of other property of Robert J. Edwards, N. 59-30 E. 300  
feet to a stake on Artillery Road; thence with the western side of Artillery  
Road, N. 30-30 W. 100 feet to the beginning corner.

This is the same property conveyed to mortgagor herein by deed of Richard James  
Gardner and Marie Elliott Gardner dated January 17, 1984 and recorded in the  
R.M.C. Office for Greenville County on February 8, 1984 in Deed Book 1205  
at Page 981.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUL 9 1984  
TAX \$ 10.20  
RS 1078

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident  
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and  
lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has  
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-  
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee  
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the  
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on  
the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice  
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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RECORDED

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