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GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE was made on the 27th day of December 1984, between the Mortgagor, City Associates, Inc., a South Carolina Corporation, DONNIE S. BANKERSLEY (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings Bank, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Hundred Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 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 December 27, 1985 or extended by Mortgage

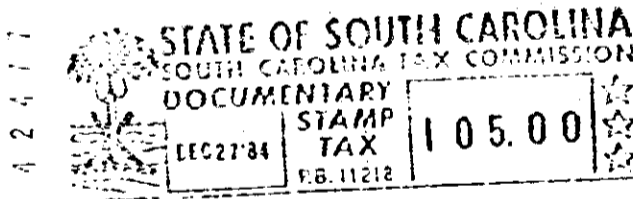
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the south side of east Park Avenue in the City of Greenville, County of Greenville, State of South Carolina being shown on a plat prepared for City Associates, Inc. by Kermit T. Gould, L.S. dated December 14, 1984 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an old iron pin along the south side of Park Avenue and running thence S.33-32 W., 333.0 feet to a new iron pin; thence S.53-23 E., 179.5 feet to an old iron pin; thence N. 59-10 E., 181.8 feet to an old iron pin; thence N.26-59 E., 207.3 feet to an old iron pin along the south side of Park Avenue; thence running along the south side of Park Avenue N.63-01 W., 236.6 feet to an old iron pin along the south side of Park Avenue, the point of beginning; all such measurements being more or less.

This being the same property conveyed to the Mortgagor herein by deed of American Service Corporation, of S. C. , Inc, to be recorded herewith

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which has the address of East Park Avenue, Greenville, South Carolina (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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