

FILED
GREENVILLE
JUL 1 10 30 AM '83
DONNIE R. WATSON
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of June 19. 83, between the Mortgagor, Edwin S. Janecek and Mary Lou Janecek (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, South Carolina 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July, 2013;

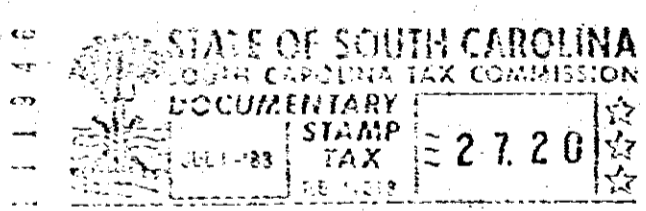
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 buildings and improvements thereon, lying and being at the westerly intersection of Tanager Circle, near the City of Greenville, South Carolina, being known and designated as Lot 53 on plat of Sugar Creek Villas, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7X at Page 79 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Tanager Circle, said pin being the joint front corner of Lots 53 and 54 and running thence with the common line of said lots N. 88-36 W. 89.5 feet to an iron pin, the joint rear corner of lots 52 and 53; thence with the common line of said lots S. 1-24 E. 84.5 feet to an iron pin on the northerly side of Tanager Circle; thence with the northerly side of Tanager Circle S. 88-36 E. 60 feet to an iron pin; thence on a curve, the chord of which is N. 46-24 E. 41.72 feet to an iron pin on Tanager Circle; thence N. 1-24 E. 55 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Sandra E. Reynolds dated this date and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1191, at Page 541, on July 1, 1983.

This mortgage also covers the following: Range/Oven, Disposal and Dishwasher.



which has the address of 53 Tanager Circle Greer, S. C., 29651 (herein "Property Address");

400 3 46721A01

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 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.

