

JUL 29 2 39 PM '83 MORTGAGE

DONNIE S. TANNERSLEY  
R.M.C.

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, Robert G. Hill and Mary R. Hill, (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 Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 August 1, 1998;

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 the buildings and improvements thereon, lying and being on the northerly side of Ginger Lane, near the City of Greenville, South Carolina, being known and designated as Part of Lot No. 1 on plat of Pebblecreek, Sec. 1, Phase IV, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7C at page 46, and having according to a plat entitled "Property of Robert G. Hill and Mary R. Hill", dated July 20, 1983 prepared by Freeland & Associates, Engineers, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-V at page 92, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Ginger Lane, said pin being the joint front corner of Lots 1 and 2, and running thence with the northerly side of Ginger Lane on a curve, the chord of which is N. 70-01 W. 78 feet to an iron pin; thence continuing with Ginger Lane on a curve, the chord of which is N. 63-27 W. 111.32 feet to an iron pin, the joint front corner of Lots 1 and 115; thence with the common line of said lots N. 30-59 E. 205.3 feet to an iron pin, the joint rear corner of Lots 1 and 115; thence S. 63-17 E. 95 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence S. 4-49 W. 210.47 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of James J. Gallagher and Mary L. Gallagher, dated July 29, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1193 at page 344 on July 29, 1983.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
BOOK 1618 PAGE 415  
JUL 29 1983  
\$12.00

which has the address of 11 Ginger Lane Taylors  
(Street) (City)  
South Carolina 29687 (herein "Property Address");  
(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".

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.

600 5 51031A01

1618 415

1618 415