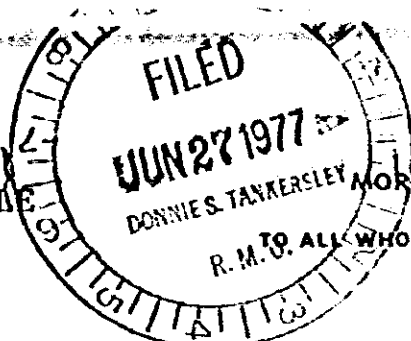


STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



BOOK 1402 PAGE 321

MORTGAGE OF REAL ESTATE

R. M. U. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PERRY V. HAYMES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

--Twenty Seven Thousand and No/100----- Dollars (\$ 27,000.00) due and payable one (1) year from date

with interest thereon from date at the rate of 8 1/2% per centum per annum, to be paid: annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

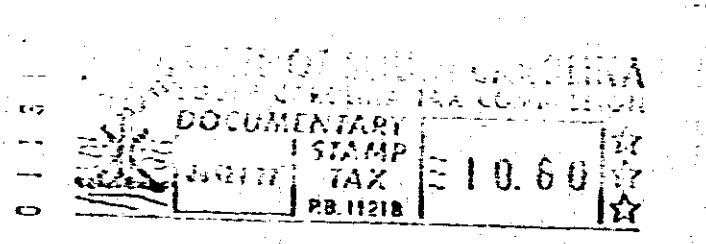
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, located on the eastern side of East Main Street and being a portion of Lot No. 12 on plat of Mrs. C. E. Gresham Estate for Lots 1-7, on plat of S. J. Wilson Estate recorded in Plat Book F at Page 271 and having, according to a survey entitled "Property of Perry V. Haymes" prepared by C. O. Riddle, dated August 4, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the eastern side of East Main Street, a joint front corner with brick building belonging to B. W. Burdette and running thence with said Burdette property N. 76-01 E. 99 feet to an iron pin; thence S. 14-46 E. 26.6 feet to an iron pin; thence N. 77-08 E. 71 feet to an old iron pin; thence S. 14-43 E. 49.65 feet to an iron pin; thence S. 77-00 W. 25 feet to an iron pin; thence along property of Todd and E. G. Whitmire, Jr., S. 13-00 E. 125 feet to an iron pin; thence S. 77-00 W. 145 feet to an iron pin in the eastern side of East Main Street; thence with the eastern side of East Main Street N. 13-40 W. 199.75 feet to the beginning corner.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property.

This is the same property conveyed to the Mortgagor herein by deed of Dallas W. Griffin, dated May 28, 1968, and recorded on May 28, 1968, in the Office of the RMC for Greenville County in Deed Book 845, at Page 54.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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