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THIS MORTGAGE is made this fifth day of April 19 82., between the Mortgagor, ... J. Calvin Summey, Elva Brown and Rose Brown Cashin (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States of America whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

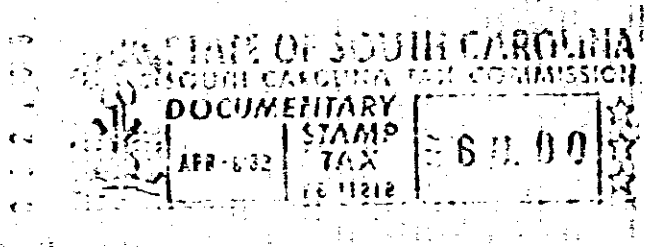
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand and No/100. (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1994

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 piece, parcel or tract of land situate, lying and being on the eastern side of U. S. Highway 276 in the Town of Mauldin, County of Greenville, State of South Carolina; and shown as the site of Mauldin Lumber Company on a plat by J. L. Montgomery, May 1974, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of U. S. Highway 276, which iron pin is 45 feet from the center line of said Highway and is the joint front corner of this tract and property formerly of Jesse Fowler and running thence with the joint line of said property N. 83-02 E. 644.43 feet to the center line of the C&W Railroad; running thence with the center line of the tract as the line, the following courses and distances to-wit: S. 24-52 E. 101.03 feet; S. 25-57 E. 100.09 feet; S. 27-00 E. 100.09 feet; S. 27-51 E. 100.01 feet to an iron pin at the joint corner of this tract and property formerly of the Clark Estate; running thence with the joint line of said tract S. 89-12 W. 416.06 feet to an iron pin at the rear line of the property now or formerly of Burger King Corporation; running thence with the joint line of these tracts N. 19-15 W. 150 feet to an iron pin; thence continuing with the line now or formerly of Burger King Corporation S. 89-12 W. 300 feet to an iron pin on the eastern side of U. S. Highway 276, which point is 45 feet from the center line of said Highway; running thence with the eastern side of said Highway N. 19-15 W. 158.57 feet to an iron pin; point of beginning.

This is the greater portion of the property conveyed to J. Calvin Summey, Elva Brown and Rose Brown Cashin by deed of Poinsett Realty Company dated December 22, 1978; and recorded in Deed book 1094 at Page 237. See deed of Furman Ray Gray to be recorded herewith.



which has the address of Main Street Mauldin (Street) (City) South Carolina 29662 (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 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.

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