

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
OCT 14 4 38 PM '82
DONNIE TANKERSLEY
R.H.C.

BOOK 1583 PAGE 236

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WAYNE PRESTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK, whose address is Post Office Box 5473, Greenville, S.C., 29606,

(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-Nine Thousand Eight Hundred Twenty-Three-- Dollars (\$ 29,823.00) due and payable as per the terms of said note

with interest thereon from date at the rate of 17% APR per centum per annum, to be paid: as per the terms of said note.

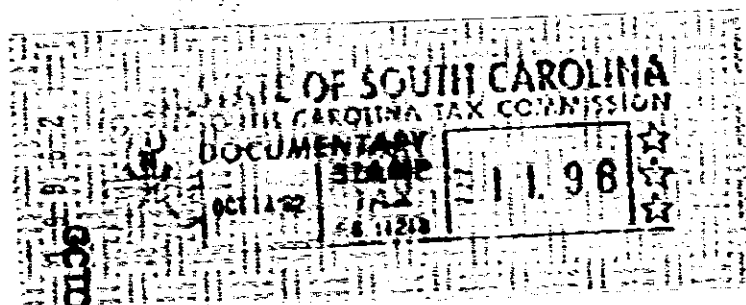
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, to the south of Blacks Drive, and being a portion of the 6.62-acre tract shown on a plat prepared for Gene Smith by R. Jay Cooper, P.E., January 30, 1978, and having the following metes and bounds, to-wit:

BEGINNING at a point along the northeastern edge of the 6.62-acre tract, which point is S. 17-05-14 E. 340.67 feet from the joint front corner of the 6.62-acre tract and the adjacent 6.97-acre tract, and running thence S. 17-05-14 E. 255 feet to a point; thence S. 70-43 W. 171.10 feet to a point; thence N. 17-04 W. 255 feet to a point; thence N. 70-43 E. 171.02 feet to the point of beginning.

This being a portion of the property conveyed to the Mortgagor herein by deed of Vicki Susan Smith Dean recorded August 8, 1978, in Deed Book 1084 at Page 935, RMC Office for Greenville County, S.C.



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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 all of 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 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.