

THE PALMETTO BANK
FOUNTAIN INN, S.C. 29644
State of South Carolina
County of GREENVILLE

APR 29 11 22 AM '83

800-1604 PL 358

DONNIE S. JANKENSLEY
RJM.C

Mortgage of Real Estate

THIS MORTGAGE is dated April 29, 19 83.

THE "MORTGAGOR" referred to in this Mortgage is West Georgia Road Investors

whose address is 505 West Georgia Road, Simpsonville, South Carolina 29681

THE "MORTGAGEE" is The Palmetto Bank

whose address is Fountain Inn, South Carolina

THE "NOTE" is a note from West Georgia Road Investors

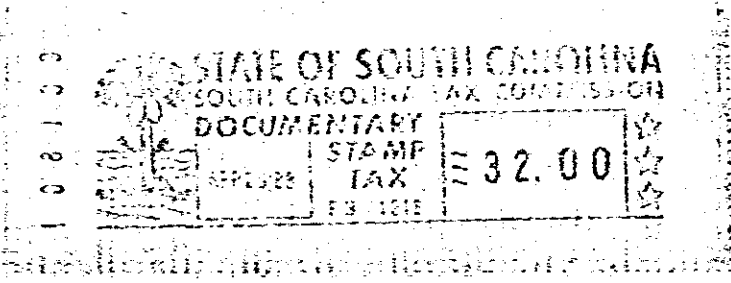
to Mortgagee in the amount of \$ 80,000.00, dated April 29, 19 83. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The

final maturity of the Note is June 1, 19 93. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under

paragraph 13 below, shall at no time exceed \$ 94,000.00, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

See attached Exhibit A



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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);