

THE PALMETTO BANK P. O. BOX 5473, GREENVILLE, S.C. 29606

Mortgage of Real Estate # 1019-83

State of South Carolina
County of GREENVILLE

THIS MORTGAGE is dated

August 1

19 83

THE "MORTGAGOR" referred to in this Mortgage is John W. Bolt and Betty S. Bolt

whose address is 1216 Shadow Way, Greenville, S.C. 29615

THE "MORTGAGEE" is The Palmetto Bank

whose address is Post Office Box 5473, Greenville, S.C. 29606

THE "NOTE" is a note from John W. Bolt and Betty S. Bolt

to Mortgagee in the amount of \$ 65,000.00 dated August 1, 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 principal due on demand X10 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 \$ 65,000.00 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:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 16 of a subdivision known as 1200 Pelham, Phase I, Section II as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 9-16 at Page 15 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at or near the southern side of Shadow Way at the joint front corner of Lots Nos. 15 and 16 and running thence with the joint line of said lots S. 24-12 W. 81.5 feet to an iron pin; thence S. 65-48 E. 63.25 feet to an iron pin; thence N. 24-12 E. 81.5 feet to an iron pin on the southern side of Shadow Way; thence with said street N. 65-48 E. 63.25 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of College Properties, Inc. of even date and to be recorded herewith.

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)