

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE is dated November 18, 1983

THE "MORTGAGOR" referred to in this Mortgage is Mountain Vista Farms, Inc., By: E. Erwin Maddrey, II

whose address is

THE "MORTGAGEE" is Palmetto Bank

whose address is 470 Haywood Road, Greenville, South Carolina

THE "NOTE" is a note from Mountain Vista Farms, Inc and E. Erwin Maddrey, II to Mortgagee in the amount of \$ 341,000.00 dated November 18, 1983. 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 November 17, 1986. 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 \$ 341,000.00 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 certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, and containing 26,099.27 square feet, according to a plat by Freeland & Associates, Surveyors, dated January 13, 1977 (less strip conveyed from original tract), reference to which is hereby made for a more complete and accurate description, and according to said plat, as revised, being thereon more fully described as follows, to wit:

BEGINNING at a point on Pointe' Circle, which point is the Southeastern corner of lot herein described; thence, along Circle N 27-04-40 E 129.84 feet to a point; thence, leaving Circle and running N 36-27-10 W 75 feet to a point at corner with property owned by Dr. James R. D. Rice; thence, along line of property of Dr. James R. D. Rice N 73-05 W 134.33 feet to a point; thence, S 4-23-31 E 223.79 feet to a point; thence, n 85-36-29 E 96.0 feet to the point of BEGINNING, and being bounded on the north by property of Dr. James R. D. Rice; bounded on the southeast by Pointe' Circle.

This being the identical property conveyed to Piedmont Development Company by deed of Nigh and Weaver, a Partnership, dated November 3, 1980 and recorded November 4, 1980 in Deed Book 1136, at page 716, in the RMC Office for Greenville County, South Carolina.

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and other easements that may appear of record and/or on the premises, including any and all restrictions, easements, zoning ordinances as may appear on plat of subject property.

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).

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