

THE PALMETTO BANK

State of South Carolina  
County of Greenville

Mortgage of Real Estate

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THIS MORTGAGE is dated December 15, 1983

THE "MORTGAGOR" referred to in this Mortgage is S. Hunter Howard, Sr. and S. Hunter Howard, Jr.  
whose address is 120 S. Main Street, Simpsonville, South Carolina 29681

THE "MORTGAGEE" is The Palmetto Bank

whose address is N. Weston Street, Fountain Inn, South Carolina 29644

THE "NOTE" is a note from S. Hunter Howard, Sr. and S. Hunter Howard, Jr. to Mortgagee in the amount of \$ 74,000.00, dated December 15, 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 December 15, 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 \$ 74,000.00, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, being shown and designated on a plat entitled "Property of S. Hunter Howard, Sr. and S. Hunter Howard, Jr." prepared by J.L. Montgomery, III, RLS, dated March 17, 1982 and recorded in the RMC Office for Greenville County in Plat Book P-Y, at page 53; reference to said plat being made for a more particular metes and bounds description as appear thereon.

There exists an 8-foot piece of property adjacent to the building as conveyed by Paul Gerald Jones to said mortgagors and said 8-foot strip, according to prior deed, is to remain open for the use as a common alley for the benefit of the property herein conveyed to said mortgagors and also an 8-foot strip is reserved on the Southern side of property conveyance for the joint use of property on each side.

This is the same property conveyed to the mortgagors by deed of Paul Gerald Jones as recorded in the RMC Office for Greenville County in Deed Book 1156, page 307, recorded on October 6, 1981.

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).

12-23-83