

THE PALMETTO BANK

Mortgage of Real Estate

State of South Carolina
County of Greenville

THIS MORTGAGE is dated December 15, 1983 VOL 1040 PAGE 344

THE "MORTGAGOR" referred to in this Mortgage is EVERETT E. COLLIN and NANCY A. COLLIN

whose address is Route 2, Box 12, Gray Court, South Carolina 29645

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is P. O. Box 128, Fountain Inn, South Carolina 29644

THE "NOTE" is a note from The Everett Collin Corporation

to Mortgagee in the amount of \$126,002.04, 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 November 15, 1991. 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 \$126,002.04, 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 tract of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Southeasterly side of S. C. Highway 418, and having, according to plat entitled Property of Design Engineering Association, Inc., prepared by Jones Engineering Service, dated May 5, 1972, the following metes and bounds:

BEGINNING at a point in the center of S. C. Highway 418, which point is located N. 4-44 W. 40 feet from iron pin on the Southwesterly side of said Highway, and running thence along property of Fowler, S. 4-40 E. 485.1 feet to an old stone; thence S. 86-05 E. 393.7 feet to an old iron pin and stone; thence S. 12-13 W. 195.4 feet to an iron pin; thence N. 36-26 W. 407.5 feet to an iron pin; thence N. 24-56 W. 603.2 feet to a point in the center of S. C. Highway 418, passing over iron pin 45 feet back on line; thence with the center line of S. C. Highway 418, S. 65-05 E. 300 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Dynamic Technology Corporation, dated December 15, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book _____, at Page _____, on December 16, 1983.

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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