

THE PALMETTO BANK
State of South Carolina
County of GREENVILLE

JUN 11 1983
R.H.C.

Mortgage of Real Estate
KEY

VOL 1840 PAGE 595

THIS MORTGAGE is dated December 16 19 83

THE "MORTGAGOR" referred to in this Mortgage is Ronald E. Phillips
whose address is Rt. 5, Jones Mill Road, Simpsonville, S.C. 29681

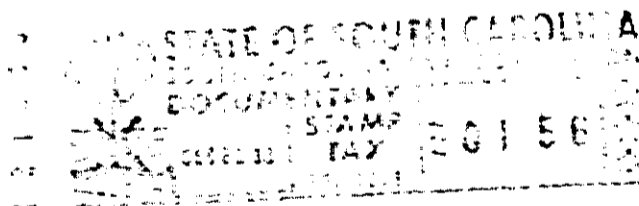
THE "MORTGAGEE" is The Palmetto Bank
whose address is Box 49, Laurens, S.C. 29360

THE "NOTE" is a note from Ronald E. Phillips
to Mortgagee in the amount of \$ 3,900.00 dated December 16 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 December 16 19 88. 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 \$ 3,900.00 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, situate, lying and being
in the County of Greenville, State of South Carolina, being shown as
Lot No. 197 on a plat entitled "Section I, Country Estates", said plat
being recorded in the BMC Office for Greenville County, S.C., in Plat
Book 10-A, at page 53. Reference to said plat is hereby craved for a
more complete metes and bounds description of said lot.

This being the same property conveyed to the mortgagor herein by deed
of Bayne Development Company, Inc., said deed to be recorded herewith.



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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).