

THE PALMETTO BANK  
State of South Carolina  
County of GREENVILLE

FILED  
GREENVILLE S.C. Mortgage of Real Estate VOL 1640 PAGE 599

THIS MORTGAGE is dated December 16, 1983

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 \$3,600.00 dated December 16, 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 16, 1988. 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 \$3,600.00 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. 148 on a plat entitled "Section II, Country Estates", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-A, at page 54. 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.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
STAMP  
TAX \$ 01.44

400 \*

11801

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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