

THE PALMETTO BANK

State of South Carolina  
County of GREENVILLE

Mortgage of Real Estate

VOL 1842 PAGE 299

THIS MORTGAGE is dated December 30, 1983

THE "MORTGAGOR" referred to in this Mortgage is Byron Edward Gault and Karen B. Gault  
whose address is Quillen Avenue, Fountain Inn, SC 29644

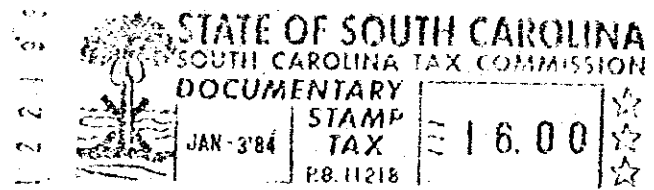
THE "MORTGAGEE" is The Palmetto Bank  
whose address is 300 N. Weston Street, Fountain Inn, SC 29644

THE "NOTE" is a note from Gault & Thompson Muffler Shop & Garage, a general partnership to Mortgagee in the amount of \$ 40,000.00, dated December 30, 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 30, 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 \$ 40,000.00, 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:

Those two parcels of land on the eastern side of North Main Street, lying at the northeastern corner of the intersection of North Main Street and East Fairview Street in the Town of Fountain Inn, County of Greenville, State of South Carolina, more particularly described as follows: PARCEL #1: Beginning at an iron pin in the northeast corner of the intersection of North Main Street and East Fairview Street and running thence with the southern right of way line of East Fairview Street North 53 degrees 7 minutes East 102.65 feet to an iron pin in the joint line of property now or formerly of V. M. Babb; thence with the joint line of said property South 37 degrees 18 minutes East 33.40 feet to an iron pin; thence still with the joint line of said Babb property North 53 degrees 7 minutes East 47.60 feet to an iron pin in the western right of way line of a 24 foot alley; thence with said line of said alley South 36 degrees 53 minutes East 66.66 feet to a point; thence South 53 degrees 11 minutes West 150.48 feet to a point in the northeasterly right of way of North Main Street; thence with said line North 36 degrees 53 minutes West 99.99 feet to the point of beginning. PARCEL #2: Beginning at a point in the northeasterly right of way line of North Main Street, said point of beginning being South 36 degrees 53 minutes East 99.99 feet from the northeastern corner of the intersection of North Main Street and East Fairview Street in the Town of Fountain Inn, County of Greenville, State of South Carolina, as measured along the northeasterly right of way line of North Main Street; said point of beginning being also the southwesterly corner of Parcel #1 hereinabove described and from said point of beginning run with the southeasterly boundary line of said Parcel #1 North 53 degrees 11 minutes East 150.48 feet to a point in the westerly right of way line of a 24 foot alley; thence with said line of said alley South 36 degrees 53 minutes East 66.59 feet to an iron pin; thence South 53 degrees 7 minutes West along the northwesterly boundary line of land now or formerly of Paul H. Bentley and E. H. Patterson 150.48 feet to an iron pin in the northeasterly right of way line of North Main Street; thence with said line North 36 degrees 53 minutes West 66.76 feet to the point of beginning, all as shown on a plat of survey by R. M. Clayton, LS#1836 dated July 29, 1967.

This is the same property conveyed to the Mortgagors by deed of J. Robert Thomason, et al, by deed recorded April 14, 1980, in Deed Book 1123, page 892, from Nancy Edwards Thomason by deed recorded April 14, 1980, in Deed Book 1123, page 890, from Eugenia T. Barrett by deed recorded April 14, 1980, in Deed Book 1123, page 888, and from Ralph Thomason by deed recorded April 14, 1980, in Deed Book 1123, page 886.



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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