

THE PALMETTO BANK

Mortgage of Real Estate

Vol 1035 No 146

State of South Carolina  
County of GREENVILLE

THIS MORTGAGE is dated March 28, 19 84

THE "MORTGAGOR" referred to in this Mortgage are <sup>App 7 25 Pll 104</sup> Rodgers O. Gaines and Jerry N. Gaines  
(collectively "Mortgagor"),  
whose address is <sup>DO NOT WRITE IN THESE SPACES</sup> 6 Hillrose Avenue, Greenville, S. C., 29609.

THE "MORTGAGEE" is The Palmetto Bank  
whose address is 470 Haywood Road, Greenville, S. C.

THE "NOTE" is a note from Synehi Castings, Inc., a South Carolina corporation,  
to Mortgagee in the amount of \$ 70,000.00, dated March 28, 19 84. 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 March 1, 1992. 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 \$ 70,000.00, 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 the buildings  
and improvements thereon, situate, lying and being just outside  
the City of Greenville, in the County of Greenville, State of South  
Carolina, being shown and designated as Lot No. 10 on plat of  
property of John G. Wilson recorded in Plat Book W, at Page 163,  
in the R.M.C. Office for Greenville County, S. C., and being described  
on a plat of property by Dalton & Neves, Engineers, dated February,  
1965, as follows:

BEGINNING at an iron pin on the southwestern side of Hillrose Avenue  
at a point 240 feet south of the intersection of Hillrose Avenue with  
Galphin Drive at the joint front corner of Lots Nos. 9 and 10, and  
continuing with Hillrose Avenue, S. 60-18 E. 141.6 feet to an iron  
pin; thence S. 36-15 W. 150 feet to an iron pin; thence N. 60-18 W.  
125.3 feet to an iron pin; thence N. 30-04 E. 149.2 feet to an iron  
pin, the point of beginning, being the same property conveyed to the  
Mortgagor herein by deed of A. A. Molnar and Evelyn L. Molnar, by  
deed dated March 1, 1965 and recorded on March 2, 1965 in Deed Book  
768, at Page 346.

SC70 --- 1 AF0284 396

STATE OF SOUTH CAROLINA  
RECORDS AND CLERK TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 28.00  
MARCH 28 1984

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);

AUGUST

5710

4328-W-2