

THE PALMETTO BANK

State of South Carolina
County of Greenville

Mortgage of Real Estate 1038 959

THIS MORTGAGE is dated June 21, 1984

THE "MORTGAGOR" referred to in this Mortgage is Fountain Inn Enterprises, Inc.

whose address is P.O. Box 1941, Spartanburg, South Carolina 29304

THE "MORTGAGEE" is The Palmetto Bank

whose address is North Weston Street, Fountain Inn, South Carolina 29644

THE "NOTE" is a note from Fountain Inn Enterprises, Inc. to Mortgagee in the amount of \$ 65,000.00 dated June 21, 1984. 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 June 22, 1987. 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 \$ 65,000.00 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 parcel of land located within Fountain Inn, South Carolina shown as tract "C" on a plat of Dan River Inc. "Fountain Inn Plat" dated October, 1982 by Webb Surveying & Mapping Company, Greenville, South Carolina and recorded in the R.M.C. Office for Greenville County in Plat Book 10-Q at Page 74 and containing 12.61 acres more or less. This plat tied to the Grid Coordinate System for the North Zone of South Carolina, with the bearings shown on the Grid Bearing. According to said plat having the following metes and bounds, to-wit:

BEGINNING at an I. P. on the west side of First Street at it's intersection with an Extension of the South Side of Third Street, and running thence S. 53-03-50 W., 670.88 feet (total) to a point in the old run of a stream (old C.M. monument set back 15 Ft.); thence S. 55-30-53 W., 217.55 feet, to an old C. M. monument; thence N. 2-18-23 E., 565.07 feet to an I.P.O.; thence N. 38-18-29 W., 128.0 feet to a point at the South West Corner of Subdivided Lots; thence along said lots N. 56-42-46 E., 173.76 feet to an I.P.O.; thence N. 22-26-58 E., 38.76 feet to I.P.O.; thence N. 26-31-11 W., 66.02 feet to I.P.O.; thence N. 11-19-34 E., 52.53 feet to I.P.O.; thence S. 31-51-36 E., 16.93 feet to I.P.; thence N. 41-09-23 E., 84.35 feet to I.P.O.; thence N. 24-38-46 W., 82.45 feet to I.P. on R/W of Fairview Street; thence along R/W of Fairview Street N. 52-22-46 E., 205.74 feet to an I.P.; thence N. 59-31-58 E., 269.72 feet to I.P.; thence N. 41-11-18 E., 5.6 feet to I.P.; thence N. 67-33-31 E., 79.2 feet to I.P.; thence S. 24-21-58 E., 5.66 feet to I.P.; thence N. 79-41-42 E., 167.81 feet at intersection of Fairview Street and Woodside Avenue (Church Street); thence along said Woodside Ave. S. 36-17-22 E., 75.30 feet to intersection with First Street; thence along the edge of First Street S. 26-56-41 W., 11.15 feet to I.P.; thence S. 53-35-03 W., 341.06 feet to I.P.; thence S. 33-31-13 W., 32.36 feet to I.P.; thence S. 1-59-47 W., 52.66 feet to I.P.; thence S. 15-13-41 E., 156.64 feet to I.P.; thence S. 19-38-08 E., 32.76 feet to I.P.; thence S. 27-27-39 E., 107.98 feet to I.P.; thence S. 30-15-06 E., 226.40 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Dan River, Incorporated dated June 8, 1984 to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 26.00
JUN 27 1984
F. 1513

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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