

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

VOL 1572 PAGE 422

THIS MORTGAGE is dated July 12, 1984

THE "MORTGAGOR" referred to in this Mortgage is HAYWOOD ROAD - R & S PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP whose address is P. O. Box 10194, Greenville, South Carolina 29603

THE "MORTGAGEE" is THE PALMETTO BANK whose address is P. O. Box 5473, Greenville, South Carolina 29606

THE "NOTE" is a note from Haywood Road - R & S Properties, A South Carolina General Partnership to Mortgagee in the amount of \$ 400,000.00, dated July 12, 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 July 12, 1989. 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 \$ 400,000.00, 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 tract of land, together with all improvements thereon, containing 1.6 acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of Haywood Road, and being shown and designated on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-F, at Page 62, as property of Jennings Cook, and being more particularly shown on plat prepared for E. F. DuBois by Clifford C. Jones, RLS, dated May 23, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-R, at Page 56, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern edge of Haywood Road, said iron pin being 400 feet Southwest of Haywood Crossing Drive, and running thence, S. 75-31 E. 439.5 feet to an iron pin in or near a branch; thence turning and running along the center line of said branch, the traverse line of which is S. 1-11 W. 154.34 feet to an iron pin; thence turning and running, N. 75-31 W. 475.0 feet to an iron pin in the Eastern edge of Haywood Road; thence along edge of said road, N. 14-29 E. 150.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Reece Construction Company, Inc., dated December 14, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1202, at Page 746, on December 19, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 1984
TAX
120.00
133026

10811 8007 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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