

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

VOL 1675 PAGE 502

THIS MORTGAGE is dated July 30, 19 84

THE "MORTGAGOR" referred to in this Mortgage is James A. Poree and Margaret T. Poree

whose address is 410 Georgia Street, Fountain Inn, South Carolina 29644

THE "MORTGAGEE" is The Palmetto Bank

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

THE "NOTE" is a note from James A. Poree and Margaret T. Poree to Mortgagee in the amount of \$ 14,000.00, dated July 30, 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 July 30, 19 89. 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 \$ 14,000.00, 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 piece, parcel or lot of land, together with buildings and improvements now or hereafter constructed thereon, situate, lying and being on the northwestern side of Georgia Street Extension in the corporate limits of the town of Fountain Inn, Greenville County, South Carolina, being shown and designated on a plat of the property of James A. and Margaret Poore made by John E. Woods, Surveyor, dated August 5, 1971, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-L at Page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of Georgia Street Extension at the corner of property owned by J.C. Templeton and running thence along the center of Georgia Street Extension, S. 70-03 W., 97 feet to a point in the center of said road; thence along the line of property now or formerly owned by Smith, Edwards and Durmond, N. 24 W., 194.5 feet to an iron pin at the corner of property now or formerly owned by O. B. Givens, et al; thence with the line of said property, N. 66 E., 99.22 feet to an iron pin at the corner of property of J. C. Templeton; thence along Templeton, S. 23-16 E., 201.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of J. C. Templeton dated August 11, 1971 and recorded in the RMC Office for Greenville County in Deed Book 923 at Page 484 on August 26, 1971.

GO TO PAGE 1 AND 184 OFC

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
04.20

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);