

THE PALMETTO BANK

VOL 1694 PAGE 618

Mortgage of Real Estate

State of South Carolina
County of GREENVILLE

THIS MORTGAGE is dated December 17, 1984
GREENVILLE CO. S.C.

FILED
DEC 17 9 55 AM '84
J. STANLEY
R.M.C.

THE "MORTGAGOR" referred to in this Mortgage is Jack E. Powers
whose address is 203 Rainwood Drive, Simpsonville, South Carolina 29681

THE "MORTGAGEE" is The Palmetto Bank
whose address is P.O. Box 728, Simpsonville, South Carolina 29681

THE "NOTE" is a note from Jack E. Powers

to Mortgagee in the amount of \$ 59,000.00, dated December 14, 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 December 15, 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 \$ _____, 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 condominium unit known as Unit 104 of the Trentwood Horizontal Property Regime, described in a Master Deed dated October 16, 1974 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1008 at Page 527 as amended by Amendment to the Master Deed recorded in Deed Book 1038 at Page 140 and as shown on a survey and plot plan appearing of record in the R. M. C. Office for Greenville County, South Carolina in Plat Book 5-H at Page 48.

This property is conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground effecting property.

This being the same property conveyed to the mortgagor herein by deed of A. Stanley Austin and Pauline B. Austin dated December 14, 1979 to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
DEC 17 '84
17.70
FB 1121E

4008 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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