

THE PALMETTO BANK

Mortgage of Real Estate

State of South Carolina)
County of Greenville)

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THIS MORTGAGE is dated 4 30 84 December 28, 19 84

THE "MORTGAGOR" referred to in this Mortgage is Thayer Fleming Grumbine
whose address is 2057 Cleveland Street

THE "MORTGAGEE" is The Palmetto Bank
whose address is 306 East North Street

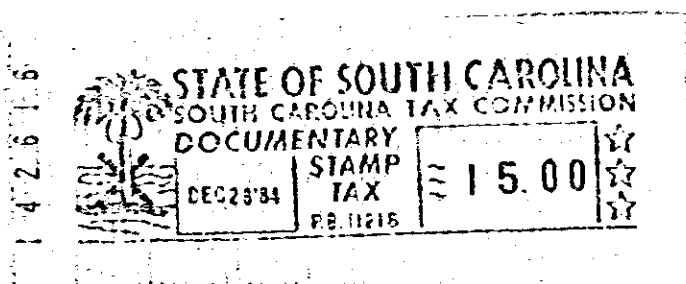
THE "NOTE" is a note from D. Allen Grumbine and Thayer Fleming Grumbine
to Mortgagee in the amount of \$ 50,000, dated December 28, 19 84. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is December 20, 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 \$ 50,000, 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, located, lying
and being in the City and County of Greenville, State of South
Carolina, being known and designated as Lot No. 10 of Collins
Creek, Section Two, as shown on plat prepared by C. O. Riddle,
dated July 30, 1979, recorded in the Greenville County RMC
Office in Plat Book 7-C at page 57 and having according to
said plat, the following metes and bounds, to-wit:

Beginning at a point on the Northeastern side of the right
of way of Cleveland Street, at the joint front corner of Lots
9 and 10 and running thence along said right of way N. 62-13
W. 82.83 feet to a point; thence continuing along said right
of way N. 64-09 W. 67.15 feet to a point at the joint front
corner of Lots 10 and 11; thence, running along the joint line
of said lots N 23-54 E. 250.0 feet to a point at the joint
rear corner of Lots 10 and 11; thence running S 63-12 E 166.92
feet to a point at the joint rear corner of Lots 9 and 10;
thence running along the joint line of said lots S 27-47 W.
250.0 feet to a point at the joint front corner of Lots 9 and
10, on the northeastern side of the right of way of Cleveland
Street, the point of beginning.

This being the same property conveyed to mortgagor herein by
deed of Academy Rental, Inc. recorded on June 30, 1982 in Book
1169 at Page 476.



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);