

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FILED
FEB 10 3 02 PM '83
DONNIE W. BANKERSLEY
R.M.C.

BOOK 1594 PAGE 403

CO. S. MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Equatrade, Inc. and Robert P. Neff

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank of South Carolina, P.O. Box 5473, Greenville, SC 29606.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty Thousand and 00/100-----

-----Dollars (\$60,000.00-----) due and payable according to the terms of the note of even date herewith

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

ALL that certain piece, parcel or lot of land, situate, lying and being on the southerly side of Paddock Lane, in the County of Greenville, State of South Carolina, being shown and designated as Lot 55 on plat of Section I, Westminster Village, made by W.C. Inabinet, R.E., recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P at page 40, and having the metes and bounds as shown thereon. Reference to said plat being craved for a complete and detailed description thereof.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This being the same property as conveyed to Grantor by deed of San-Del Corporation dated January 26, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1182 at page 370.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
FEB 10 1983
24.00
FEB 11 1983

2 FEB 1983 1440

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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