

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

FILED Mortgage stamps figured on net amount of \$9,077.12

JUL 12 2 31 PM '83

Mortgage of Real Estate Book 1315 Page 608

THIS MORTGAGE is dated

DONNIE S. LAWERSLEY
R.M. July 6,

19 83

THE "MORTGAGOR" referred to in this Mortgage is BOBBY L. SULLIVAN

whose address is Rt. 4, Box 311, Simpsonville, S.C. 29681

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is 106 W. College Street, Simpsonville, S.C. 29681

THE "NOTE" is a note from Bobby L. Sullivan

to Mortgagee in the amount of \$ 12,672.00 dated July 6, 19 83. 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 6, 1988. 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 \$ 12,672.00 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, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as containing 1.0 acres, more or less, on a plat prepared by J. L. Montgomery, RLS, dated June, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in or near the center of McKinney Road running thence along said road S. 44-17 E., 152.39 feet to a nail and cap; thence leaving said road and running S. 48-02 W. (crossing an iron pin at 25 feet), 263.9 feet to an iron pin; thence N. 44-43 W., 147.73 feet to an old iron pin; thence N. 47-01 E., 265 feet (crossing an iron pin at 25 feet), to the point of beginning.

THIS within conveyance specifically includes an easement across the adjoining property owned by the Grantor for the purpose of installing, maintaining and using a water line from a well located on the property of the Grantor. This easement shall be appurtenant to and running with the land.

THIS being the same property conveyed by Alvin Sullivan, et al. by deed recorded in Deed Book 1149, Page 195 on June 2, 1981. And Erma Williams Sullivan by deed recorded in Deed Book 1149, Page 194 on June 2, 1981.

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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).

4328 (IV-2)