

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE is dated November 30, 1984

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THE "MORTGAGOR" referred to in this Mortgage is James R. Mann and Virginia B. Mann
whose address is 118 W. Mountain View Ave., Greenville, S. C. 29609

THE "MORTGAGEE" is The Palmetto Bank

whose address is P. O. Box 234, Greenville, S. C. 29602

THE "NOTE" is a note from James R. Mann and Virginia B. Mann

to Mortgagee in the amount of \$75,000.00, dated November 30, 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 November 30, 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 \$75,000.00, 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:

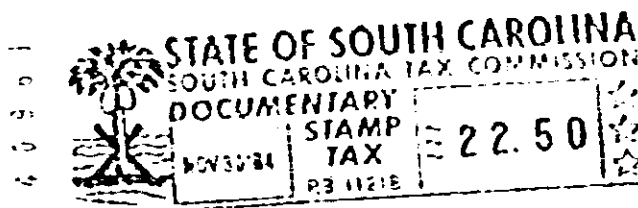
ALL those pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, lying and being on the southerly side of East North Street, being known and designated as Lots 5 and 6, Block 1, according to a plat of Boyce Lawn Addition, recorded in the R. M. C. Office for Greenville County in Plat Book "A", Page 179, and having, according to a more recent survey by C. F. Webb, dated April 29, 1960, the following metes and bounds:

BEGINNING at an iron pin at the southwest corner of the intersection of Boyce Avenue with East North Street, and running thence along the westerly side of Boyce Avenue S. 15-10 E. 110 feet to an iron pin on the northerly side of an alley; thence along said alley S. 76-45 W. 138.4 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence along the line of Lot 4 N. 15-10 W. 110 feet to an iron pin at the joint front corner of Lots 4 and 5 on the southerly side of East North Street; thence along East North Street N. 76-45 E. 138.4 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the mortgagors by Brunson Associates by deed recorded on May 7, 1982, in the R. M. C. Office for Greenville County in Deed Book 1166, Page 609.

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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):

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