

THE PALMETTO BANK
State of South Carolina
County of

GREENVILLE CO S.C

APR 15 8 46 AM '83

Mortgage of Real Estate

1602 PAGE 127

DONNIE S. T. NEFF SLEY
R.M.C

THIS MORTGAGE is dated APRIL 13, 19 83

THE "MORTGAGOR" referred to in this Mortgage is RONALD J. VERGA

whose address is 62 Airview Drive, P. O. Box 6013, Greenville, S. C. 29606

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is P.O. Box 5473, Greenville, S. C. 29606

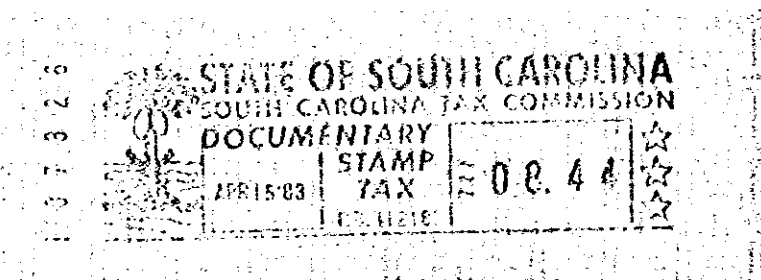
THE "NOTE" is a note from RONALD J. VERGA to Mortgagee in the amount of \$ 21,012.00, dated APRIL 13, 19 83. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is JULY 12, 19 83. 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 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, shown as Lot 7 in Plat of Devenger Place, Section 7, on Plat recorded in Plat Book 5P, at Page 3, and having such metes and bounds to-wit:

BEGINNING at an iron pin on Richfield Terrace at the joint front corner of Lots Nos. 6 and 7, and running thence S. 30-42 W., 150 feet to an iron pin; thence S. 59-18 E., 100 feet to an iron pin on East Hills Drive; thence continuing along said Drive, N. 30-42 E., 125 feet to an iron pin; thence N. 14-18 W., 35.4 feet to a point on Richfield Terrace; thence continuing along said Terrace, N. 59-18 W., 75 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagor herein by Deed of Devenger Road Land Company, a Partnership, recorded on June 4, 1976, in the RMC Office for Greenville County, South Carolina, in Deed Book 1637 at Page 467.



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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);