

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE BOOK 1608 PAGE 890

TO ALL WHOM THESE PRESENTS MAY CONCERN.

GREENVILLE FILED  
MAY 30 3 44 PM '83  
DORRIS

WHEREAS, DENNIS L. SCHWAB

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK, Greenville, S.C.

(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

THIRTY THOUSAND Dollars (\$ 30,000.00 ) due and payable

with interest thereon from at the rate of 12.50 per centum per annum, to be paid: May 27, 1984

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

containing 6.5 acres, more or less, and shown as the W.H. Smith tract on plat of the subdivision of the W. H. Smith Property made by Madison H Woodward dated September, 1964 and recorded in the RMC Office for Greenville County in Plat Book HHH at Page 111, and having, according to a revision of said plat dated September, 1977, recorded in the RMC Office for Greenville County in Plat Book 6-J at Page 21, the following metes and bounds to-wit:

Beginning at an iron pin at the joint corner of property now or formerly of Annie Forrester and Helen Smith and the within tract and running thence N. 0-54 W., 239 Feet; thence N. 2-54 W., 204 Feet to an iron pin; thence N. 56-38 W., 420 Feet to a point, thence S. 14-15 W., 575 Feet to an iron pin; thence S. 31-30 E., 363 Feet (erroneously stated as 263 Feet on the original recorded plat) to a nail and cap in the right of way of a road; thence N. 57-0 E., 360.9 Feet to an iron pin at the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Helen J. Croxton, et al recorded in the RMC Office for Greenville County in Deed Book 1068 at Page 370 on the 14th day of November, 1977.

GRANTOR'S ADDRESS  
6 BLACK'S DRIVE  
GREENVILLE, S.C. 29615

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
MAY 30 1983  
\$ 12.00

400 2 41001A0

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.