

Box 728, Simpsonville, SC 29681
THE PALMETTO BANK GREENVILLE, S.C.

State of South Carolina JUN 1 1 57 PM '83
County of

Mortgage of Real Estate
BOOK 1609 PAGE 533

THIS MORTGAGE is dated DONNIE 24th May, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Alton R. Cothran S/A Roland Cothran

whose address is 1640 Bethel Rd., Simpsonville, S.C. 29681

THE "MORTGAGEE" is The Palmetto Bank

whose address is Post Office Box 728, Simpsonville, S.C. 29681

THE "NOTE" is a note from Alton R. Cothran s/a Roland Cothran

to Mortgagee in the amount of \$ 5000.00, dated May 24, 1983. 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 May 24, 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 \$ 5000.00, 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 piece, parcel or tract of land in Greenville County, State of South Carolina, situate, lying and being near the Town of Mauldin containing 3.4 acres, more or less, being a portion of property of L. P. Burdette as shown on plat recorded in the RMC Office for Greenville County in Plat Book HH at page 198 and being more particularly described according to a plt of survey by Carolina Engineering & Surveying Company dated April 25, 1967, and recorded in the RMC Office for Greenville County in Plat Book 4A at page 27, January 24, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bethel Road at the corner of Church property and running thence along Bethel Road N. 39-57 E. 224 feet to an iron pin; thence still with Bethel Road, N. 54-16 E. 40.7 feet to a point in the center of the right-of-way of Southern Bell Telephone & Telegraph Company; thence along the center of said right-of-way as the line, S. 43-30 E. 760.7 feet to an iron pin in the line of property of School District of Greenville County; thence along School line, S. 31-55 W. 29.5 feet to an iron pin; thence N. 79-30 W. 280 feet to an iron pin; thence N. 51-01 W. 525.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Tom S. Bruce, as Trustee, July 18, 1967, recorded July 19, 1967 in Deed Volume 324 at page 20. This mortgage is second and junior in lien to that mortgage given to Cameron-Brown Company in the original amount of \$22,500.00, recorded February 4, 1969 in Mortgage Book 1116 at page 205.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN-1-83 TAX
RC 11218
02.00

100002

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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