

THE PALMETTO BANK

FILED
GREENVILLE S.C.

800-1611 Page 301
Mortgage of Real Estate

State of South Carolina
County of GREENVILLE

JUN 14 11 25 AM '83

THIS MORTGAGE is dated June 14, 19 83

DONNIE R. JOSEY

THE "MORTGAGOR" referred to in this Mortgage is Poinsett Warehouse Associates, A Limited Partnership

whose address is Post Office Box 87, Greenville, South Carolina 29602

THE "MORTGAGEE" is The Palmetto Bank

whose address is Post Office Box 49, Laurens, South Carolina 29360

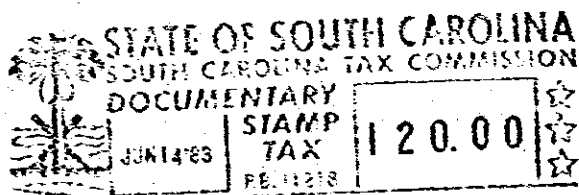
THE "NOTE" is a note from Poinsett Warehouse Associates, A Limited Partnership to Mortgagee in the amount of \$300,000.00, dated June 14, 19 83. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is June 14, 19 88. 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 \$ 300,000.00, 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 that piece, parcel or lot of land together with all buildings and improvements thereon, situate, lying and being on the eastern side of New Buncombe Road in Greenville County, South Carolina containing 1.43 acres as shown on a plat entitled PROPERTY OF STORAGE, INC. made by Freeland & Associates dated December 14, 1980 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-J at Page 67 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of New Buncombe Road at the southwesternmost corner of the within described property, said iron pin being located 497.2 feet, more or less, in a northerly direction from the intersection of Old Paris Mountain Road and New Buncombe Road and running thence along the eastern side of New Buncombe Road, N. 3-07 W. 69.4 feet to an iron pin; thence continuing with the eastern side of New Buncombe Road, N. 3-04 W. 213.2 feet to an iron pin at the joint corner of the within described property and property now or formerly owned by Beatrice Foods Co.; thence along the line of property now or formerly of Beatrice Foods., N. 87-08 E. 262.3 feet to an iron pin; thence S. 3-41 E. 214.6 feet to a railroad spike in the edge of Cherrydale Drive; thence S. 87-26 W. 173.7 feet to an iron pin; thence S. 3-07 E. 60.9 feet to an iron pin; thence S. 82-07 W. 91.2 feet to an iron pin on the eastern side of New Buncombe Road, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Douglas Company, dated May 19, 1981, recorded on May 20, 1981 in Deed Book 1148 at page 483, R.M.C. Office for Greenville County, South Carolina.



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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