

THE PALMETTO BANK
State of South Carolina
County of GREENVILLE

GREENVILLE FILED
SEP 1 9 30 AM '83
30 NINE
September 1 19 83

800 1923 44770

Mortgage of Real Estate

THIS MORTGAGE is dated September 1, 19 83

THE "MORTGAGOR" referred to in this Mortgage is James M. Conway, III

whose address is Raven Road, Greenville, S.C. 29607

THE "MORTGAGEE" is The Palmetto Bank

whose address is P.O. Box 728, Simpsonville, SC 29681

THE "NOTE" is a note from James M. Conway, III

to Mortgagee in the amount of \$27,500.00, dated September 1, 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 60 months after date of first payment, 19 _____. 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 \$ 27,500.00, 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 in Austin Township, Greenville County, South Carolina, described as follows:

BEGINNING at an iron pin on the northeast side of Maple Street at the joint corner of the premises herein conveyed and the northwest corner of Lot 8 of the subdivision known as Scarsdale Manor, and running thence with the line of the Scarsdale Manor subdivision, N 54-31 E, 554.5 feet to an iron pin at the northeast corner of Lot 14 of Scarsdale Manor; thence with the line of said Lot 14, S 38-08 E, 155.1 feet to the south east corner of Lot 14 on the edge of Scarsdale Street; thence running with the edge of Scarsdale Street, N 54-31 E, 75 feet to a point in the center line of the right of way of the Seaboard Coast Line Railroad in a north-westerly direction 600 feet, more or less, to a point in the center line of said railroad right of way; thence S 59-03 W, 25 feet to a point on the edge heretofore conveyed by grantor to Maple Properties; thence running with the line of Maple Properties, S 59-03 W, 492 feet to an iron pin on the northeast side of Maple Street; thence along the line of Maple Street, S 29-44 E, 450 feet, more or less, to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Dera R. Conway which has been recorded in the RMC Office for Greenville County, S.C. in Deed Book 1043 at Page 307, on September 22, 1976.

2 SEP 1 93 902
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
SEP-1983 TAX \$11.00

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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