

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

GREENVILLE
OCT 10 4 53 PM '83

Mortgage of Real Estate

1630-197

THIS MORTGAGE is dated October 10, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Perry E. Burton

whose address is Route 2, Box 125-A, Marietta, South Carolina 29661

THE "MORTGAGEE" is The Palmetto Bank

whose address is Post Office Box 128, Fountain Inn, S. C. 29644

THE "NOTE" is a note from Perry E. Burton

to Mortgagee in the amount of \$ 225,000.00, dated October 10, 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 January 15, 19 85. 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 \$ 225,000.00, 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 certain piece, parcel or lot of land lying and being on the northern side of S. C. Highway No. 418, in the County of Greenville, State of South Carolina, containing 7.91 acres and having, according to a plat entitled "Survey for Perry Burton" dated January, 1979, prepared by W. R. Williams, Jr., Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6U, at Page 85, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of S. C. Highway No. 418, said point being 995 feet in a westerly direction from Nash Mill Road, and being the joint corner of property of mortgagor and property now or formerly owned by W. P. Fowler and running thence S. 31-34 E., 45.25 feet to a cap in the center of S. C. Highway No. 418; thence with the center of S. C. Highway No. 418, S. 64-27 W., 671.3 feet to a cap; thence N. 05-21 W., 47.95 feet to an iron pin on the northerly side of S. C. Highway No. 418, the joint corner of property of mortgagor and Maywood Acres; thence with the common line of mortgagor and Maywood Acres N. 05-21 W., 170.25 feet to an iron pin, the joint corner of property now or formerly owned by Eugene L. Dunn and Maywood Acres; thence with the common line of mortgagor and Eugene L. Dunn, N. 05-02 W., 487.6 feet to an iron pin, the joint corner of the property of mortgagor and property now or formerly owned by Eugene L. Dunn and L. R. Peden Estate; thence with the common line of mortgagor and the Peden Estate, N. 60-00 E., 353.6 feet to an iron pin, the joint corner of mortgagor and property formerly owned by L. R. Peden Estate and W. P. Fowler; thence with the common line of mortgagor W. P. Fowler, S. 31-34 E., 647.5 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of W. P. Fowler, dated January 17, 1979, recorded January 18, 1979, in the RMC Office for Greenville County, South Carolina in Deed Book 1095, at Page 557.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS
STAMP
\$ 90.00

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);

0.19

4328-11-21