

RE84-4
THE PALMETTO BANK

GREENVILLE, S. C.

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State of South Carolina
County of GREENVILLE

GREENVILLE, S. C.

Mortgage of Real Estate

PURCHASE MONEY MORTGAGE

THIS MORTGAGE is dated January 19, 1984

THE "MORTGAGOR" referred to in this Mortgage is James P. Schmucker

whose address is Lot 12, Old Oak Drive, Pebble Creek, Taylors, SC 29687

THE "MORTGAGEE" is The Palmetto Bank

whose address is 470 Haywood Road, P. O. Box 17763, Greenville, SC 29607

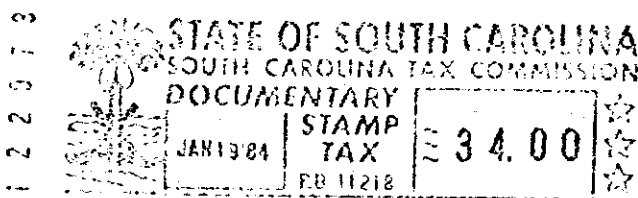
THE "NOTE" is a note from James P. Schmucker

to Mortgagee in the amount of \$ 85,000.00, dated January 19, 1984. 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 March 1, 1984. 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 \$ 85,000.00, 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 12 on a Plat of PEBBLECREEK P.U.D., PHASE X, SECTION I, prepared by Arbor Engineering, Inc., dated December 30, 1982 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at page 58, reference to which is hereby craved for the metes and bounds thereof.

This being the same as that conveyed to James P. Schmucker by deed of The Oaks Company being dated and recorded concurrently herewith.



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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