

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

1982 MAR 99

THIS MORTGAGE is dated March 14

FILED
GREENVILLE, S.C.
MAR 14 4 15 PM '84

THE "MORTGAGOR" referred to in this Mortgage is WASHINGTON SQUARE REALTY, INC.

whose address is 1713 Easley Bridge Road, Greenville, South Carolina

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is 470 Haywood Road, Greenville, South Carolina

THE "NOTE" is a note from WASHINGTON SQUARE REALTY, INC.

to Mortgagee in the amount of \$ 25,000.00, dated March 14, 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 13, 1989. 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 \$ 25,000.00, 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 situate, lying and being in the County of Greenville, State of South Carolina, and, according to a plat prepared of said property in February, 1972, by Dalton & Neves Company, Engineers, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4J at Page 161, having the following courses and distances, to-wit:

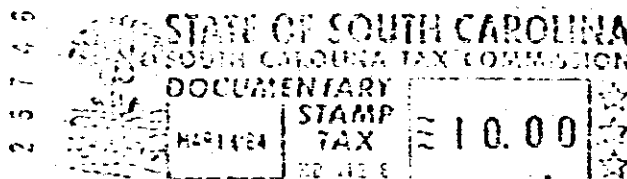
BEGINNING at a point on the edge of Easley Bridge Road, which said point is 92.1 feet from the northeastern intersection of Washington Avenue and Easley Bridge Road, and running thence N. 18-17 W. 87.65 feet to an iron pin; thence N. 71-0 E. 2.2 feet to an iron pin; thence N. 22-03 W. 80 feet to an old iron pin; thence N. 71-0 E. 95.1 feet to an old iron pin; thence S. 18-48 E. 138 feet to a drill hole; thence S. 33-19 E. 30.5 feet to a point on the edge of Easley Bridge Road; thence turning and running with said Road, S. 71-0 W. 101.2 feet to a point the point of beginning.

ALSO ALL that piece or parcel of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown as an insert on that certain plat of the Property of J. Clyde Jones and Mildred S. Jones, prepared by Dalton & Neves Company, Engineers, February, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4J at Page 161, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin near the joint rear corner of the property of J. Clyde Jones and Mildred S. Jones and Lillie B. Westmoreland and Ed Lawhorn, which said point is 87.65 feet from the Easley Bridge Road and running thence with the said joint property line, N. 71-00 E. 2.2 feet to an iron pin; thence continuing with the said joint property line, N. 22-03 W. 9.6 feet to a point; thence S. 71-43 W. 1.57 feet to a point; thence S. 18-17 E. 9.6 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Ira S. Osman, of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given to J. Clyde Jones and Mildred S. Jones, in the original amount of \$135,205.67, recorded in the RMC Office for Greenville County on November 28, 1983, in Mortgage Book 1637 at Page 289.



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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