

MORTGAGE OF REAL ESTATE Offices of Love, Tibbitts, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's Address:
470 Haywood Road
Greenville, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

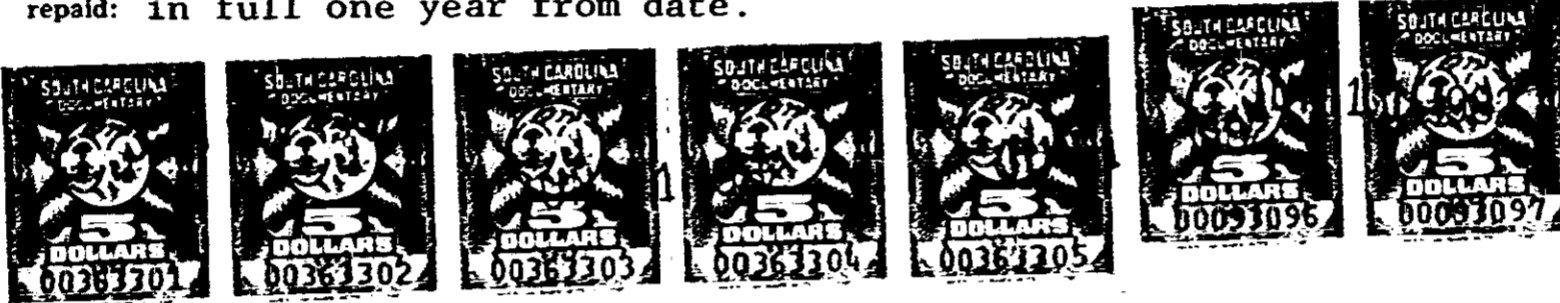
TO ALL WHOM THESE PRESENTS MAY CONCERN: Ricky A. Setzer and Sue Lynn Setzer

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto PALMETTO BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One hundred thousand forty

and 04/100ths ----- DOLLARS (\$ 100,040.04),
with interest thereon from date at the rate of 16.00 per centum per annum, said principal and interest to be repaid: in full one year from date.



WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

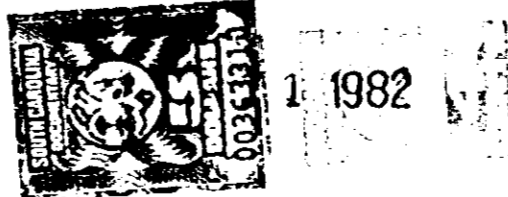
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 72 of Stratton Place Subdivision according to plat prepared by Piedmont Engineers & Architects dated July 10, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-R at pages 36 and 37, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Bridgeton Drive, joint front corner of Lots Nos. 71 and 72, and running thence with the joint line of said lots, S 56-38 E, 162.80 feet to an iron pin at the joint rear corner of Lots 71 and 72; thence with the rear line of Lot 72, S 49-39 W, 207.30 feet to an iron pin; thence continuing N 78-23 W, 55.0 feet to an iron pin at the joint rear corner of Lots 72 and 73; thence with the joint line of said lots, N 3-36 E, 174.0 feet to an iron pin on the southern side of Bridgeton Drive, joint front corner of Lots 72 and 73; thence with the curvature of said Bridgeton Drive, the chords of which are N 88-05 E, 20 feet to an iron pin; N 63-05 E, 25 feet to an iron pin; and N 40-0 E, 35 feet to the point of BEGINNING.

DERIVATION: Deed of Southland Properties to the Mortgagors herein, recorded in Deed Book 1012, Page 191, RMC Office for Greenville County on December 23, 1974.

This mortgage is junior and secondary in lien to that certain mortgage of Ricky A. Setzer and Sue Lynn Setzer to South Carolina National Bank in the original amount of \$70,000.00, dated December 20, 1974 and recorded in the Greenville County RMC Office on December 23, 1974 in Mortgage Book 1330 at page 267. This mortgage was subsequently assigned to Shaker Savings Association recorded 1-10-74 in Mtg, Bk, 1331/181.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.



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