

DONNIE S. TANKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN T. S. PEDEN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK  
300 N. Weston Street  
Fountain Inn, S.C. 29644

(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 Ten Thousand Three Hundred Ninety-two and 48/100ths - Dollars (\$ 10,392.48 ) due and payable

as set forth in Note of even date

per Note  
with interest thereon from date of the rate of / per centum per annum, to be paid per Note

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:

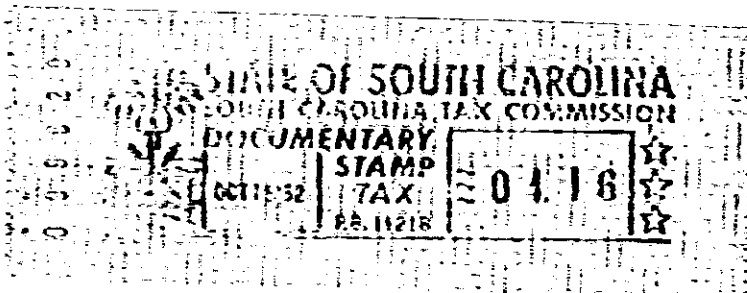
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the east side of S. C. Highway 134

(Neely Ferry Road) containing 58.6 acres, more or less, and having, according to a plat of property of John T. S. Peden, Jr. made by J. L. Montgomery, III, R.L.S. dated June 1981 and recorded in the R.M.C. Office for Greenville County in Plat Book 8-U at Page 60, the following description:

BEGINNING at a Point A in the center of said highway at the joint front corner of other property of the grantee (this property being a tract of 17.9 acres conveyed to the grantee by deed of Louise S. Peden and others recorded in the Greenville County R.M.C. Office in Deed Book 821 at Page 196 (See plat recorded in Plat Book XXX at Page 53) and running thence with the line of said property N. 64-01 E. 633.6 feet to Point B; thence still with line of said property N. 17-11 W. 420 feet to Point C; thence a new line N. 78-41 E. 1761.26 feet to Point D near Terry Creek; thence N. 76-44 E. 1217.13 feet to Point E; thence S. 43-20 W. 1353.5 feet to a point on or near Terry Creek; thence S. 66-02 W. 2376.55 feet to a point in the center of said S. C. Road 134; thence with the center line of said road the following courses and distances: N. 19-13 W. 300 feet; N. 21-40 W. 140 feet; N. 24 W. 100 feet and N. 27-03 W. 166.6 feet to the point of beginning.

THIS is that same property conveyed to the Mortgagor herein by deed of Louise S. Peden, W. Stewart Peden and Henry B. Peden, II dated December 4, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1161 at Page 413 on January 25, 1982.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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