

THE PALMETTO BANK

GREENVILLE

39% 1611 346

State of South Carolina
County of GREENVILLE

JUN 13 1983 Mortgage of Real Estate

THIS MORTGAGE is dated JUNE 13, 1983

THE "MORTGAGOR" referred to in this Mortgage is HOWARD DEVELOPMENT CO., INC.

whose address is 116 S. MAIN ST. SIMPSONVILLE, S.C. 29681

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is FOUNTAIN INN, S.C. 29644

THE "NOTE" is a note from HOWARD DEVELOPMENT CO., INC.

to Mortgagee in the amount of \$ 60,000.00, dated JUNE, 1983. 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 JUNE 13, 1986. 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 \$ 60,000.00, 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:

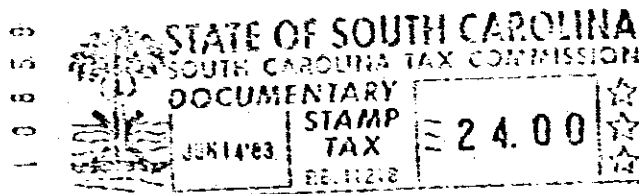
ALL that piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, joining lands of T. R. Cox, Mrs. L. O. Green, R. D. Jones, and Main Street in Simpsonville, same being on the western side of Main Street, and known as the Three Story Brick Building formerly occupied by Brown and Armstrong, and having the following metes and bounds, to-wit:

BEGINNING at a point on Main Street, corner of T. R. Cox lot and running in a western direction 100 feet to Mrs. L. O. Green's line; thence North 27 feet to R. D. Jones other lot, and thence East 100 feet to Main Street and thence along said Street 27 feet to the beginning corner.

ALSO SUBJECT to the Agreement between T. R. Cox and R. D. Jones as recorded in deed from Cox to Jones dated January 4, 1921 recorded in the RMC Office for Greenville County, Volume 71, Page 291, and worded as follows: "It is agreed and understood that R. D. Jones his heirs and assigns is to have an alley way leading from some point on Main Street through this lot for wagon Road and also use of flight of steps leading from Main Street up side of three story brick building."

"It is agreed and understood that R. D. Jones, his heirs and assigns are to retain wall privileges of the above deeded building. Said privileges being permission to cut holes into said walls four inches for hanging sleeper, rafters, and other timbers that might be necessary in building."

THIS is the same property conveyed to Howard Insurance and Realty, Inc., now known as Howard Development Co., Inc., by deed of James Garrison Howard recorded in the R.M.C. Office for Greenville County on January 6, 1978 in Deed Book 1071 at Page 442.



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):