

THE PALMETTO BANK

JUN 22 1983

2012 4 373

Mortgage of Real Estate

State of South Carolina
County of GREENVILLE

BOOKED
RMC

THIS MORTGAGE is dated June 22, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Steven R. Hill and Laura J. Hill and Hill Enterprises, a Partnership, whose address is 108 Gateway Drive, Greenville, South Carolina

THE "MORTGAGEE" is The Palmetto Bank whose address is P. O. Box 728, Simpsonville, South Carolina 29681

THE "NOTE" is a note from Steven R. Hill and Laura J. Hill to Mortgagee in the amount of \$ 50,000.00, dated June 22, 19 83. 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 November 22, 19 83. 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 \$ 50,000.00, 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 County of Greenville, State of South Carolina, and being the southwestern quarter of Lot No. 45 as shown on a plat of property of the Overbrook Land Company, plat made by H. O. Jones, Engineer, September 17, 1913 and recorded in the RMC Office for Greenville County in Plat Book E at Page 252, and being more recently shown on a plat of Property of Hill's Enterprises, prepared by Carolina Surveying Company, dated August 16, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-M at Page 80, reference being craved to the more recent plat for a more particular metes and bounds description. THIS being the same property as that conveyed to Hill's Enterprises by deed from Hilda C. Russ recorded in the RMC Office for Greenville County in Deed Book 1169 at Page 878 on August 22, 1979.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being the southeastern quarter of Lot No. 45 as shown on a plat of property of the Overbrook Lane Company, plat made by H. O. Jones, Engineer, September 17, 1913 and recorded in the RMC Office for Greenville County in Plat Book E at Page 252, and being more recently shown on a plat of Property of Hill's Enterprises, prepared by Carolina Surveying Company, dated August 16, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-M at Page 81, reference being craved to the more recent plat for a more particular metes and bounds description. THIS being the same property as that conveyed to Hill's Enterprises by deed from Hilda C. Russ recorded in the RMC Office for Greenville County in Deed Book 1169 at Page 879 on August 22, 1979.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the east side of Second Avenue in Section No. 4 of Judson Mills Village, being known and designated as Lot No. 62 as shown on a plat of Section No. 4 of Judson Mills Village made by Dalton & Neves, Engineers, January, 1941, which plat is recorded in the RMC Office for Greenville County in Plat Book K at Pages 75 and 76 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description. THIS is the same property as that conveyed to Steven R. Hill and Laura J. Hill by deed from Clarence J. Lee recorded in the RMC Office for Greenville County in Deed Book 1104 at Page 987 on June 18, 1979.

THIS is a second mortgage lien on each of the above described parcels of land.

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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