

THE PALMETTO BANK

SEP 14 10 47 AM '83

BOOK 1825 PAGE 474

State of South Carolina
County of GREENVILLE

DONNIE S. ... MORTGAGE OF REAL ESTATE

THIS MORTGAGE is dated August 18, 1983

THE "MORTGAGOR" referred to in this Mortgage is South Forest Estates, a General Partnership
whose address is Post Office Box 87, Greenville, S. C. 29602

THE "MORTGAGEE" is The Palmetto Bank

whose address is

THE "NOTE" is a note from South Forest Estates,
to Mortgagee in the amount of \$300,000.00, dated August 18, 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 1988. 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 \$ _____, 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 tract of land, consisting of 2.73
acres, more or less, as shown on plat of Freeland & Associates,
Engineers and Land Surveyors, Greenville, S. C., entitled "Property
of South Forest Estates, Inc.", dated August 10, 1983, and
recorded in the RMC Office for Greenville County, South Carolina,
in Plat Book _____ at Page _____, and having the following metes
and bounds, to wit:

BEGINNING at a point at the southeastern corner of subject
property located at intersection of Augusta Road and Stratford
Road, and running thence S. 49 W. 166.62' to a point; thence,
N. 45-03 W. 60' to a point; thence S. 48-14 W. 120.0'
to a point; thence N. 45-06 W. 393.63' to a point; thence
N. 44-55 E. 287.01' to a point; thence S. 44-58 E. 472.41'
to a point, said point being the point and place of beginning.

LESS, however, that parcel shown on said plat as a 0.15 acre
tract, beginning at a point, said point being the northeasterlymost
point of said 0.15 acre tract, and said point being S. 301 E.
84.78' from the extreme northeasterlymost point of the tract herein-
above described; thence S. 45-01 E. 101.8' to a point; thence
S. 44-45 W. 65' to a point; thence N. 45-01 W. 101.8' to a point;
thence N. 44-55 E. 65' to a point, said point being the
point and place of beginning.

This being the same property conveyed to mortgagors by deed
of South Forest Estates, Inc. dated January 11, 1982, and
recorded in the RMC Office for Greenville County, South Carolina
in Deed Book 1161 at Page 82.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON SEP 14 1983
STAMP 1120.00

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);

1120.00 727

S. C. CI

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