

THE PALMETTO BANK

Mortgage of Real Estate

103 767

State of South Carolina
County of GREENVILLE

THIS MORTGAGE is dated MARCH 20, 19 84

THE "MORTGAGOR" referred to in this Mortgage is GARY L. KING and GAIL D. KING

whose address is Rt. 1, Box 78, Fountain Inn, South Carolina 29644

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is NORTH WESTON STREET, FOUNTAIN INN, SOUTH CAROLINA 29644

THE "NOTE" is a note from GARY L. KING and GAIL D. KING

to Mortgagee in the amount of \$15,000.00, dated March 20, 1984. 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 March 20, 19 91. 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 \$ 15,000.00, 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 near Fork Shoals in the County of Greenville, State of South Carolina, and being located on Fountain Inn Road and according to a plat prepared by T. H. Walker, Jr., on February 1, 1969, with said plat being duly recorded in Plat Book 4-A at Page 59-B in the RMC Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Fountain Inn Road at the intersection of Terry Shop Road and proceeding thence along Fountain Inn Road S. 29-17 W., 175 feet to a nail and cap; thence S. 61-30 E., 374 feet to an iron pin; thence N. 29-17 E., 175 feet to a nail and cap in the center of Terry Shop Road; thence along the center of Terry Shop Road N. 61-30 W., 374 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Adgar E. Coker and Elizabeth Coker dated May 30, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1000 at Page 214 on May 31, 1974.

This mortgage is second and junior in lien to that mortgage between Gary L. King and Gail D. King to The United States of America in the original amount of \$16,000.00 recorded in Mortgage Book 1312 at Page 151 on May 31, 1974.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 06.00
MARCH 20 1984

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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