

THE PALMETTO BANK

1987 164

State of South Carolina  
County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE is dated April 12, 1984

THE "MORTGAGOR" referred to in this Mortgage is DONALD G. PRESTON and VIRGINIA PRESTON  
whose address is Raven Road, Greenville, SC 29607

THE "MORTGAGEE" is THE PALMETTO BANK  
whose address is 470 Haywood Road, Greenville, SC 29607

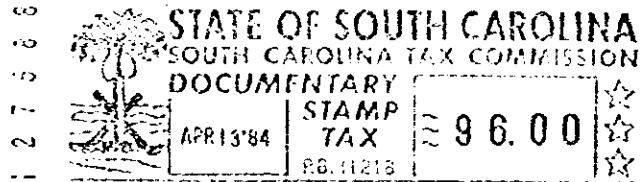
THE "NOTE" is a note from DONALD G. PRESTON  
to Mortgagee in the amount of \$240,000.00, dated April 12, 1984. The  
Note and any documents renewing, extending or modifying it and any notes evidencing future  
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The  
final maturity of the Note is on demand. 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 \$240,000.00, 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 tract of land situate, lying  
and being in Butler Township, City of Greenville, County of  
Greenville, State of South Carolina, on the southwestern side of  
Laurens Road and the northern side of Henderson Road, being shown  
as a 1.60-acre tract on plat of the "Property of Donald G.  
Preston" prepared by Carolina Surveying Co., dated April 12,  
1984, recorded in the RMC Office for Greenville County, S.C., in  
Plat Book 10-N at Page 4, and having such metes and bounds  
as shown thereon.

This being the same property conveyed to the Mortgagors herein by  
deeds as follows: (1) from Lucy Phillips Kremer to Donald G.  
Preston and Virginia Preston recorded July 12, 1967, in Deed Book  
823 at Page 311; (2) from C. N. Kremer to Donald G. Preston and  
Virginia Preston recorded July 12, 1967, in Deed Book 823 at Page  
312; (3) from George D. Burger to Donald G. Preston recorded  
September 26, 1967, in Deed Book 829 at Page 297; (4) from George  
Burger to Donald G. Preston recorded September 11, 1973, in Deed  
Book 983 at Page 619; and (5) from Minnie S. Cobb to Donald G.  
Preston dated April 12, 1984, to be recorded of even date  
herewith.

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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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