

THE PALMETTO BANK

State of South Carolina  
County of

FILED  
GREENVILLE  
Mortgage of Real Estate #001 1598 448

MAR 18 3 33 PM '83

THIS MORTGAGE is dated March 17, 19 83

DONNIE S. DENKERSLEY

THE "MORTGAGOR" referred to in this Mortgage is Cynthia Rice Blake

whose address is 709 Gulliver Street, Fountain Inn, S. C.

THE "MORTGAGEE" is The Palmetto Bank

whose address is 300 North Weston Street, Fountain Inn, S. C.

THE "NOTE" is a note from Cynthia Rice Blake

to Mortgagee in the amount of \$ 55,000.00, dated March 17, 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 17, 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 \$ 55,000.00, 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, lying and being on the northwesterly side of McKelvey Road, in the County of Greenville, State of South Carolina, containing 5.09 acres according to a plat prepared by John E. Woods, Surveyor, dated September 20, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8J at Page 69 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of McKelvey Road, said pin being the joint front corner of property of Mary Cecil K. Rice and property now or formerly owned by L. B. Madden and I. A. Madden and running thence with the common line of Mary Cecil K. Rice and property of L. B. Madden and I. A. Madden N. 64-38 W. 1,094.1 feet to an iron pin, the joint corner of property of Mary Cecil K. Rice and property of L. B. Madden and I. A. Madden; thence S. 55-05 W. 313.5 feet to an iron pin; thence S. 53-02 E. 603.3 feet to an iron pin; thence N. 50-54 E. 415.5 feet to an iron pin; thence S. 64-38 E. 474.9 feet to an iron pin on the northwesterly side of McKelvey Road; thence with the northwesterly side of McKelvey Road N. 39-33 E. 20 feet to the point of beginning.

The above described property is the same acquired by the Mortgagor by Deed from Mary Cecil K. Rice, dated December 25, 1980, and recorded on December 30, 1980, in Deed Book 1139 at Page 801, R.M.C. Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 22.00

400 3 27651A01

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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