

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

THIS MORTGAGE is dated

GREENVILLE CO S.C.

APR 8 4 27 PM '83

DONNIE ...
April 8, 1983

Mortgagee's Address: 207 S. Main Street
Fountain Inn, S.C. 29644
Mortgage of Real Estate

BOOK 1601 PAGE 372

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THE "MORTGAGOR" referred to in this Mortgage is James A. Cannon

whose address is 207 S. Main Street, Fountain Inn, South Carolina 29644

THE "MORTGAGEE" is The Palmetto Bank

whose address is Fountain Inn, South Carolina

THE "NOTE" is a note from James A. Cannon

to Mortgagee in the amount of \$ 45,000.00 dated April 8, 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 April 8, 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 \$ 45,000.00 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 piece, parcel or lot of land in the Town of Fountain Inn, County of Greenville, State of South Carolina, on the Northeastern side of Main Street being known and designated as Lot No. 1 on the revised plat of the property of C. Mauda Cannon Estate, prepared by W. J. Riddle, Surveyor, in August, 1949, and recorded in the RMC Office for Greenville County in Plat Book X, Page 64, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Main Street at the corner of a lot marked "Sold" on said plat, and running thence along line of that lot, N. 49-30 E. 130.7 feet to an iron pin at rear corner of said lot; thence along rear line of said lot, N. 38-00 W. 68 feet to an iron pin at rear corner of said lot; thence N. 42-45 E. 132 feet to an iron pin on the Southwestern side of Weston Street; thence along the Southwestern side of Weston Street, S. 38-00 E. 227 feet to an iron pin at the corner of Lot No. 2; thence along the joint line of Lots #1 and 2 S. 52-00 W. 130.7 feet to an iron pin at rear corner of Lot No. 3; thence along joint line of Lot Nos. 1 and 3, S. 52-00 W. 130.7 feet to an iron pin on the Northeastern side of Main Street; thence running along the Northeastern side of Main Street N. 38-00 W. 131.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed recorded in Deed Book 1186, at page 108 on April 8, 1983, by A. D. Cannon, Jr., et al

GCTD -----3 AP 885 023

STATE OF SOUTH CAROLINA
DOCUMENTS
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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 hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto)

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