

THE PALMETTO BANK
State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

VOL 1634 PAGE 234

THIS MORTGAGE is dated November 1, 1983

THE "MORTGAGOR" referred to in this Mortgage is CARLTON L. CHANDLER, JR.

whose address is P.O. Box 6242, Station B, Greenville, South Carolina 29606

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is Box 49, Laurens, South Carolina 29360

THE "NOTE" is a note from CARLTON L. CHANDLER, JR.

to Mortgagee in the amount of \$ 67,314.00 dated November 1, 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 May 1, 1994. 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 \$ 67,314.00, 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 in Greenville County, State of South Carolina being located at the northern corner at the intersection of Pelham Road and N. Maple Street and having according to plat of survey for Carlton L. Chandler, Jr. prepared by C.O. Riddle, R.L.S. dated June 10, 1983, the following metes and bounds:

BEGINNING at a point at the intersection of Pelham Road and N. Maple Street and running thence with the northeasterly side of N. Maple Street N. 44-27 W. 99.40 feet to a point, and N. 45-11 W. 99.88 feet to a point on the northeasterly side of N. Maple Street, and N. 46-19 W. 135.43 feet to a point on the Northeasterly side of N. Maple Street; thence with line of other property of Grantors herein N. 44-30 E. 177.45 feet to a point; thence continuing with line of other property of Grantors herein S. 45-16-30 E. 178.42 feet to a point on the westerly side of Pelham Road; thence with the westerly side of Pelham Road S. 10-32 W. 69.92 feet to a point on the westerly side of Pelham Road and S. 3-10 W. 79.76 feet to a point on the westerly side of Pelham Road and S. 2-54 E. 87.65 feet to the beginning corner, containing according to said plat, one (1) acre, more or less.

THIS being the same property conveyed to Mortgagor herein by deed of Joseph B. Hill and Tabitha B. Hill dated July 1, 1983 and recorded July 1, 1983 in Deed Volume 1191, Page 555.

RECORDED IN DEED BOOK 1191 PAGE 555
NOV 1 1983
GREENVILLE COUNTY S.C.
STAMP

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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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