

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
RECORDED
S. C.
APR 16 1981
DEPT. OF REVENUE
GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GIBSON BROTHERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

ONE HUNDRED THOUSAND DOLLARS AND NO/100-----Dollars (\$ 100,000.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

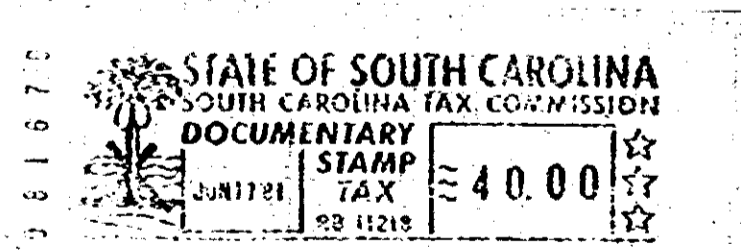
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot 1 on a Plat of Gibson Square, recorded in Plat Book 7-C, at Page 40, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern right-of-way of East North Street and the right-of-way intersection of Gibson Court, thence running along the Eastern right-of-way of East North Street, N. 52-07 E., 78.35 feet to an iron pin at the corner of other property of Gibson Brothers, Inc.; thence leaving said right-of-way and along other property lines of Gibson Brothers, Inc., the following courses and distances, S. 32-41 E. 83.1 feet to an iron pin; thence N. 57-19 E. 19.0 feet to an iron pin; thence S. 32-41 E. 66.0 feet to an iron pin in line of Lot 2; thence along the joint line of Lot 1 and 2, S. 57-19 W. 130.1 feet to an iron pin on the northern right-of-way of Gibson Court; thence along the northern right-of-way of Gibson Court N. 29-26 W. 117.2 feet to an iron pin; thence continuing along right-of-way of said Gibson Court N. 13-52 E. 36.39 feet to the point of beginning, containing 0.377 Acres or 16,422.81 Square Feet.

THIS is the same property conveyed to the Mortgagors herein by deed of F. M. Gibson dated April 19, 1978, and recorded April 21, 1978, in the R.M.C. Office for Greenville County in Deed Book 1077 at Page 520.

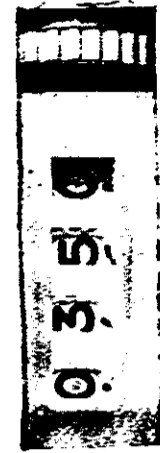
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UN1781



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.



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