

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
OCT 5 3 35 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Jesse L. Helms, Sr. and Louise H. Helms and Southern Foods, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank of Greenville

(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
Eight Hundred Twenty Thousand and No/100 Dollars (\$ 820,000.00) due and payable

with interest thereon from October 5, 1982, as set out in note
as set out in note.

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:

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the western side of Florida Avenue, near the City of Greenville, being a portion of Lot 154 on plat of Section 2 of Oak Crest, recorded in Plat Book GG at Page 131, and a portion of the adjoining property shown on said plat, but not a part of said subdivision, and according to a recent survey of said property is described together, as follows:

BEGINNING at an iron pin on the western side of South Florida Avenue, 50 feet south from Alabama Avenue, at corner of property conveyed to Ballard Concrete Company, and running thence with the western side of South Florida Avenue S. 16-29 W. 730.2 feet to a concrete monument; thence N. 63-30 W. 177.3 feet to an iron pin in line of Lot 169 of Oak Crest; thence with the rear lines of Lots 163 through 169, N. 16-29 E. 531.3 feet to iron pin at corner of Lot 162; thence with line of said lot N. 22-13 W. 161.7 feet to iron pin at corner of Lot 155; thence with line of said lot N. 29-12 E. 101.2 feet to iron pin, corner of property of Ballard Concrete Company, thence with line of said property S. 60-48 E. 259.8 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by general warranty deed of F. Towers Rice dated May 28, 1982 and recorded in the R.M.C. Office for Greenville County in Deed Book 1167 at Page 667.

ALSO: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the northern side of Alternate U. S. Route #29 at Paris, S.C., and being shown as Lot No. 2 on plat of the property of J. Lee Green made by W. D. Neves on December 4, 1920, recorded in the R.M.C. office for Greenville County in Plat Book B at page 111, and according to a recent survey made by Pickell & Pickell is described as follows:

BEGINNING at a stake on the northern side of Alternate U. S. Route #29 at the corner of property of Steel Heddle Manufacturing Company, and running thence with the line of said property, N. 47-11 W. 99 feet to a stake on right-of-way of the P. & N. railway; thence with said right-ofway, S. 70-19 W. 231 feet to a stake; thence S. 72-28 E. 173.5 feet to a stake on Alternate U. S. Route #29; thence with the northern side of said highway, N. 63-17 E. 135.5 feet to the beginning corner; being the same conveyed to me by J. W. Pitts by deed dated November 23,

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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

DO 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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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP
182.00
OCT 1982

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