

Mortgagee's Address: P. O. Box 6807, Greenville, S.C. 29606
BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 1700 E. NORTHST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE -

FILED
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MAY 13 4 40 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1606 PAGE 623

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, K. Michael Ray and Associates, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community 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 and No/100-----Dollars (\$100,000.00) due and payable

with interest thereon from date at the rate of prime plus 1 1/2% per centum per annum, to be paid: Due and payable on demand with principal and interest monthly.

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:

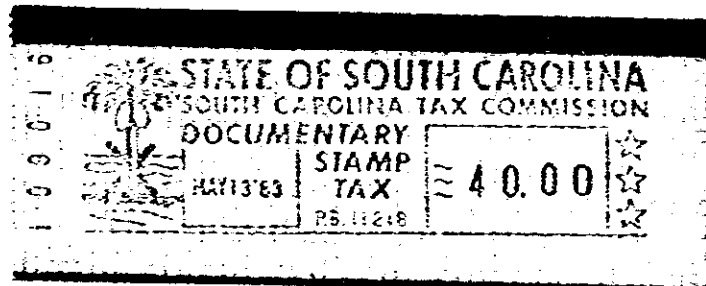
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 2EI and Unit No. 2EII of Riverside Condominium Office Park Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated December 27, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Deed Volume 1179 at Pages 529 through 608 inclusive and re-recorded in Deed Volume 1181 at Pages 866 through 948 inclusive on February 2, 1983, as amended by the First Amendment to Declaration (Master Deed) dated February 28, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1183 at Page 278 and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 9-J at Pages 20 and 21.

This is the same property conveyed to the Mortgagor herein by deed of Westminster Company dated May 13, 1983 and recorded in the Greenville County RMC Office on May 13, 1983 in Deed Book 1183 at Page 220.

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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.

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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