

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L.D. CARSONS, 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
 Interest only shall be due and payable on the 6th day of May, 1984 and on the 6th day of June, 1984 and on the 6th day of July, 1984; thereafter, the next thirty-six (36) consecutive months shall have payments of principal and interest due in the amount of One Thousand Four Hundred Seventy-Eight and 40/100 (\$1,478.40) Dollars on the 6th day of each and every month; the entire unpaid principal balance shall be due and payable forty (40) months from date hereof.
 with interest thereon from _____ date _____ at the rate of 12 3/4% per centum per annum, to be paid: monthly

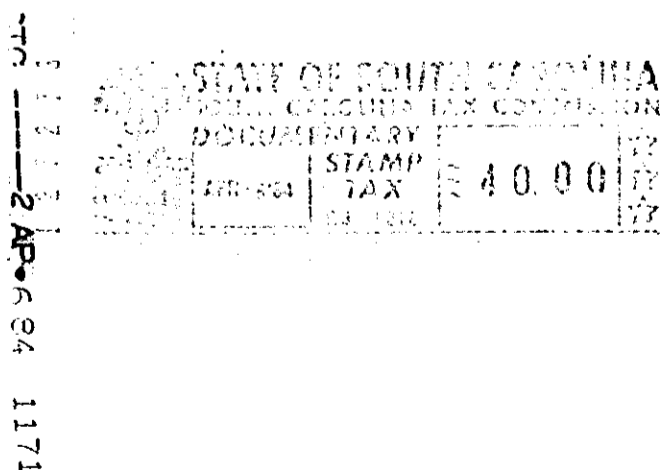
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 3.2967 acres as shown on plat prepared by T.H. Walker, Jr., RLS, dated January 3, 1978, revised April 4, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-L, Page 69, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Main Street, said iron pin being located approximately 1096.6 feet north of the intersection of White Drive and Main Street (U.S. Rt. 276) at the corner of the within described property and property of Exxon and running thence along the line of Exxon, S 80-28 W 150 feet to an iron pin; thence still along line of Exxon, S 88-11 W 45.47 feet to an iron pin; thence turning and running along Exxon property line, S 18-07 E 179.02 feet to an iron pin; thence turning and running along property of Real Estate Fund, S 88-11 W 235.97 feet to an iron pin; thence S 56-36 W 250.15 feet to an iron pin; thence turning and running along property of Sunset Heights subdivision, N 57-44 W 318.6 feet to an iron pin; thence turning and running along property of Knollwood subdivision, N 68-30 E 387.1 feet to an iron pin; thence along property of Henderson, N 77-33 E 478.75 feet to an iron pin; thence turning and running along the southwestern side of Main Street (U.S. Rt. 276), S 18-07 E 77.57 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Massey-Richardson Developers, A Partnership, to be recorded of even date herewith.



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.