

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

THIS MORTGAGE made this 17th day of December, 1984, by JAMES E. HALBKAT, JR. and SANDRA H. HALBKAT (hereinafter referred to as "Mortgagors") and given to COMMUNITY BANK (hereinafter referred to as "Mortgagee"), whose address is 3515 E. North Street, Greenville, South Carolina 29601.

GREENVILLE CO. S.C.
DEC 17 4 08 PM '84
CLERK OF COURTS

WITNESSETH:

THAT WHEREAS, Mortgagors are indebted to Mortgagee in the maximum principal sum of One Hundred Thousand Dollars (\$100,000.00), which indebtedness is evidenced by the Note of Mortgagors of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December 17, 1985 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagors, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagors by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagors to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$100,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being at the northwestern corner of the intersection of Redbud Lane and Foothills Road near the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 56 as shown on a plat of Green Valley Estates prepared by Piedmont Engineering Service dated December 20, 1957, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Pages 2 and 3, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Foothills Road at the joint front corner of Lots Nos. 55 and 56 and running thence with the line of Lot. No. 55 N. 68-58 W. 232.3 feet to an iron pin at the edge of the golf course; thence with the edge of the golf course S. 51-28 W. 105 feet to an iron pin at the joint rear corner of Lots Nos. 56 and 57; thence with the line of Lot No. 57 S. 29-23 E. 300.8 feet to an iron pin on the northern side of Redbud Lane; thence with the northern side of Redbud Lane N. 54-35 E. 85 feet to an iron pin; thence continuing with the northern side of Redbud Lane N. 64-35 E. 72.4 feet to an iron pin; thence with the curve of the intersection of Redbud Lane and Foothills Road, the chord of which is N. 29-10 E. 49 feet to an iron pin on the western

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