STATE OF SOUTH CAROLINA COUNTY OF GRITENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Community Properties, Inc., a South Carolina Corporation

dereinsfer referred to as Mortgagos) is well and truly indebted unto Southern Developens, Inc., a South Carolina Corporation

thereinafter referred to as Mortgagee as evalenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Ten Thousand and No/100-----

on or before ninety (90) days from date, at option of debtor, non-interest bearing. If note securing this mortgage becomes past due, any unpaid principal to bear interest from that date in the amount of seven (7%) per centum per annum, to be computed annually.

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanted 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 delst, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, 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 Carolinia, County of Greenville, in the Town of Simpsonville, being shown and designated as the major portion of Lot No. 1 on a plat entitled "Property of F. M. Todd Estate", dated January 26, 1951, and recorded in Greenville County Plat Book 4-0 at Pages 171 and 172, and being further shown as 1.01 acres on a more recent plat entitled "Property of Community Properties, Inc.", by Dalton & Neves, Engineers, dated September, 1974, which land explanted excent and were recent plat the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of Tollgate Road at the joint corner with Lot No. 36 of "Castlewood" subdivision (reference being made to plat of said subdivision recorded in Greenville County Plat Book 5-D at Page 41) and running thence with the joint line with Lots 36, 35 and 34 of said "Castlewood" subdivision, S. 76-40 W. 192.9 feet to an iron pin at the joint corner with Lot 34 and on the joint line with property now or formerly belonging to Smith; thence with the line of said Smith property, N. 18-36 W. 233.8 feet to an iron pin on the southern edge of East Curtis Street; thence with the southern edge of East Curtis Street, N. 81-52 E. 70.4 feet to an iron pin; thence continuing with the southern edge of East Curtis Street, N. 84-45 E. 100 feet to an iron pin; thence continuing further with the southern edge of East Curtis Street, N. 87-42 E. 38.7 feet to a point to the southwestern intersection of East Curtis Street with Tollgate Road; thence with the western edge of Tollgate Road, S. 15-21 E. 205.1 feet to the point of beginning.

This being the identical property heretofore conveyed to the Mortgagor herein by deed of the Mortgagee herein. This mortgage is junior in lien to a mortgage given by the Mortgagee herein to The South Carolina National Bank, dated March 29, 1974, and recorded that same date in Greenville County REM Volume 1305 at Page 591.

S. 4.00



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 bereinabove 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV.2

" CALLES