

1/2 11/11/83
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
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BOOK 1625 PAGE 617

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

WHEREAS, SMITH & STEELE BUILDERS, 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 TWENTY THOUSAND and no/100
Dollars (\$ 120,000.00 due and payable

in accordance with the terms of said note,

with interest thereon from date at the rate of thirteen per centum per annum, to be paid: quarterly

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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, in the City of Greenville, at southeastern intersection of Pleasantburg Drive North and Sweetbriar Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southeastern corner of the intersection of Pleasantburg Drive North and Sweetbriar Road and running thence with the southern side of Sweetbriar Road N. 84-38 E. 150 feet to an iron pin; thence with the joint property line now or formerly of T.A. McCarter Trustee, S. 8-48 E. 156 feet to an iron pin; thence S. 84-38 W. 150 feet to an iron pin on the east side of Pleasantburg Drive North; thence with the east side of said Drive, N. 8-48 W. 156 feet to an iron pin in the intersection of said Drive and Sweetbriar Road, the point of beginning.

The above described property is the same property conveyed to Smith & Steele Builders, Inc., by deed of Gulf Oil Corporation dated December 21, 1982 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1182, Page 425.

RECORDED
INDEXED
TAX \$ 46.00

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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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