

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
NOV 10 2 24 PM '83

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

WHEREAS, Old South Electric Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Community Bank  
E. North St.  
Greenville, S.C. 29601

(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 Fifty Thousand and no/100-----  
Dollars (\$ 50,000.00 ) due and payable

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of \_\_\_\_\_ prime plus 2% variable  
per centum per annum, to be paid:  
as per the terms of said note.

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 and being further described as follows:

ALL that piece, parcel or lot of land situated at the Northwest corner of First Street and First Avenue (New Buncombe Road), near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 1, 3, 5, and the southern one-half of Lot No. 7 of Block F on a plat of a subdivision known as Park Place and recorded in the R.M.C. Office in Plat Book A at Page 119.

This is that property conveyed to Mortgagor by deed of Melba J. Henley, individually and as Executrix under the Estate of E. H. Henley and William H. Henley as the Trustee under the Will of E. H. Henley, dated September 4, 1975 and under the Codicil and Trust dated May 24, 1977 as recorded in the R.M.C. Office for Greenville County, South Carolina, April 14, 1981 in Deed Book 1146 at Page 178 and by deed of Ray H. Thompson, Ne: Melba Ray Henley Thompson, individually and as Trustee under the Will of E. H. Henley dated September 4, 1975 and under the Codicil and Trust dated May 24, 1977 as recorded in the R.M.C. Office for Greenville County, South Carolina, April 14, 1981 in Deed Book 1146 at Page 179.

This is a second mortgage junior to that of Melba Ray Henley Thompson, individually and as Trustee, William H. Henley as Trustee and Melba J. Henley as recorded April 14, 1981 in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1538 at Page 213 in the original amount of \$130,000.00.

RECORDED IN GREENVILLE COUNTY SOUTH CAROLINA  
BOOK 1634 PAGE 805  
NOV 10 1983  
STAMP TAX \$ 20.00

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 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.

