STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

John E. Salsbury

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

P. O. Box 6556, Greenville, S. C. 29606

(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 Twenty Thousand and No/100-----Dollars (\$ 20,000.00) due and payable one year from date (2-20-85)

with interest thereon from

date

at the rate of prime + 12 per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may bereafter 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 Mortgager 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 situate, lying and being in the State of South Carolina, County of Greenville, containing 7 acres, more or less, and being a part of 30.9 acre tract in accordance with a plat made for W. T. Jones by W. J. Riddle, dated August 1, 1945, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of Hunter Road and running thence S. 2-0 W. 21 feet to stalke; thence S. 20-0 W. 488 feet to a stake; thennce S. 24-0 W. to a point in the center of Durbin Creek; thence along teh meanders of Durbin Creek to a point in the Jones Mill Road; thence along where said creek closes; thence along the western edge of Jones Mill Road to the intersection of said Road and Hunter Road; thence along the curvatures of Hunter Road to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor by Frances G. Hendrix by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1139, at page 393, on December 23, 1980.

This is a second mortgage being junior in lien to that certain mortgage given by the Mortgagor to Frances G. Hendrix recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1528, at page 357, on December 23, 1980.

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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 heireinabove 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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