

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, COURT SQUARE ASSOCIATES, A South Carolina General Partnership  
DONNIE R.H.C.

(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

Three Hundred Thousand and No/100----- Dollars (\$ 300,000.00 ) due and payable

Community Bank Prime + 1% with a maximum of  
with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of /15% \_\_\_\_\_ per centum per annum, to be paid: monthly  
until paid in full; interest not paid when due to bear interest at the same rate as  
principal.

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 \_\_\_\_\_

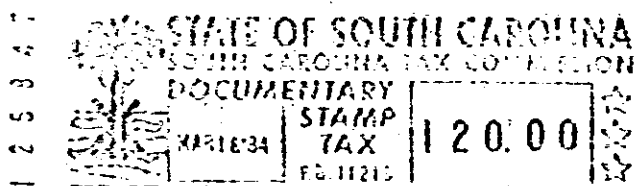
ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the Eastern side of South Main Street, in the block bounded by South Main Street, East McBee Avenue, and East Court Street, and having the following metes and bounds, according to a plat made by Dalton and Neves, Surveyors, November, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book FF at Page 515, to-wit:

BEGINNING at a point on the Eastern side of South Main Street, in the center of a 17 inch brick wall, joint front corner of property of M.S. Merritt, and running thence along the property of M.S. Merritt through the enter of a 17 inch brick wall S. 72-30 E. 152.5 feet to a point on the Western side of a 16 foot alley, joint rear corner of M.S. Merritt property; thence along the Western side of said alley S. 17-30 W. 26.5 feet to a point on the Western side of said alley in the center of a 17 inch brick wall and at the joint rear corner of property of Carpenter Brothers Drug Company; thence along line of property of Carpenter Brothers Drug Company N. 72-30 W. 152.5 feet (a portion of which distance runs through the center of a 17 inch brick wall), to a point on the Eastern side of South Main Street, joint front corner of property of Carpenter Brothers Drug Company; thence along the Eastern side of South Main Street N. 17-30 E. 26.5 feet to the POINT OF BEGINNING.

ALSO, said property is shown on a plat entitled "Survey for A. Courtney Shives, Jr.", prepared by Freeland & Associates, dated November 17, 1982.

THIS is the identical property conveyed to the Mortgagor herein by John B. Culbertson dated and recorded December 3, 1982 in the R.M.C. Office for Greenville County in Mortgage Book 1178 at Page 375.

(SEE ATTACHED EXHIBIT "A" FOR REMAINDER OF DESCRIPTION)



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.