

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
(CORPORATION)

VOL 1672 PAGE 188

JUL 11 3 25 PM '84
DOUBLEDAY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TOWNES B. JOHNSON COMPANY, INC., a corporation organized and existing under the laws of the State of South Carolina, (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, in the sum of:

Fifteen Thousand Five Hundred and No/100-----Dollars
(\$15,500.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 14 per centum per annum, to be paid as provided for in said note; and,

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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the Northern side of Brynhurst Circle, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 45 as shown on plat of Brookfield West, Section II, dated March 13, 1981, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, at Page 88, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Brynhurst Circle, at the joint front corner of Lots Nos. 44 and 45, and running thence with the joint line of said lots, N. 42-22 W. 129.06 feet to an iron pin in the line of Lot No. 34; thence with the line of Lot No. 34, N. 56-58 E. 154.36 feet to an iron pin in the line of property now or formerly known as Brookfield West, Section I; thence with the line of property now or formerly known as Brookfield West, Section I., S. 50-11 E. 93.84 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence with the joint line of said lots, S. 27-20 W. 126.02 feet to an iron pin on the Northern side of Brynhurst Circle; thence with the Northern side of Brynhurst Circle, the chord of which is S. 82-29-06 W. 57.14 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of The Vista Co., Inc. and Dee A. Smith Company, Inc., dated July 10, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1216, at Page 845, on July 11, 1984.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.