

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, MASCOE SYSTEMS CORPORATION,

(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

SEVENTY-FIVE THOUSAND AND NO/100 -----Dollars (\$ 75,000.00) due and payable
Per terms of note of even date herewith.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid.

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 on the northern side of S.C. Highway 107 as shown on plat of R. J. Cooper dated June 20, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Main Street and at the intersection of Main Street and Highway 107 and running thence along the center of Main Street N. 60-41 W. 361.76-feet to a point; thence S. 30-18 W. 426.38-feet to a point on the edge of S.C. Highway 107; thence continuing along the edge of S.C. Highway 107, the chords of which are, as follows: N.89-40-19 E. 70.79-feet to a point; N. 83-0 E. 119.01-feet to a point; N.72-48 E. 133.58-feet to a point; thence N. 61-59 E. 121.0-feet to a point; thence N. 53-03 E. 133.47-feet to a point of beginning, being 2.244 acres, more or less.

The said premises being a portion of the property conveyed to the Grantor by deed as recorded in the R.M.C. Office for Greenville County in Deed Book 988, at Page 735 from U.P.D., Inc., on April 4, 1973.

Said premises are conveyed subject to:

1. All matters which appear of record in the Land Records in the R.M.C. Office for Greenville County.
2. Any state of facts an accurate surevey and/or a personal inspection of the premises would reveal.
3. Taxes to the County of Greenville not yet due and payable which the Grantee assumes and agrees to pay.
4. Any and all rights acquired by the condemning authority arising from the taking of land in respect to the construction of S.C. Highway 107.

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.

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