

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
S. C.  
JAN 24 2 05 PM '80  
DONNIE  
TANKERSLEY  
R.M.C.

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

WHEREAS, **A. J. PRINCE BUILDERS, 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 of Greenville, South Carolina,**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: **Thirty Five Thousand and 00/100** ----- Dollars

(\$ 35,000.00) 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 15.25 per centum per annum, to be paid as provided for in said note; and, due and payable according to the terms of the promissory note executed by A. J. Prince Builders, Inc. of even date hereof.

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 buildings and improvements constructed thereon, or to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Maple Leaf Court, and being known and designated as Lot No. 43 of White Oak Hills Subdivision, Section 2, according to a recent survey prepared for A. J. Prince Builders, Inc. by Arbor Engineering, Inc. dated January 21, 1980, and having according to said recent survey the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Maple Leaf Court and running along the common line of Lots 43 and 44, S. 26-54 W. 136.71 feet to an iron pin; thence N. 63-09 W. 235.95 feet to a railroad spike in a pine stump; thence N. 17-35 E. 80 feet to an iron pin at the joint corner of Lots 42 and 43; thence along the common line of said lots, S. 83-12 E. 214.51 feet to an iron pin on the southwestern side of the cul-de-sac of Maple Leaf Court; thence along the curve of the cul-de-sac of Maple Leaf Court, the chord of which is S. 44-45 E. 50 feet to the point of beginning.

The above described property is a portion of the same acquired by Bobby Joe Jones Builders, Inc. and A. J. Prince Builders, Inc. by deed from L. H. Tankersley, recorded May 15, 1979, with an undivided one-half interest in the subject lot being deeded to the Mortgagor herein by Bobby Joe Jones Builders, Inc. by deed of even date hereof, and recorded in the Greenville County R.M.C. Office on January 24, 1980.

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Community Bank  
416 E. North Street  
Greenville, S.C. 29601

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
RECEIVED  
JAN 24 1980

Together with all and singular rights, members, hereditaments, 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.

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