

State of South Carolina

REC. 1500 PAGE 720

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 14th day of April, 1980

by S. EVERETTE ADAMS, JR.

(hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 6807, Greenville, South Carolina, 29606

WITNESSETH:

THAT WHEREAS S. Everette Adams, Jr. is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and No/100 Dollars (\$ 150,000.00), which indebtedness is evidenced by the Note of S. Everette Adams, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is on demand on demand the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 150,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

PARCEL A

All that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, in Butler Township, lying on Pelham Road, as shown on plat prepared by D. A. Hulick, dated February 1938, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the Southwestern side of Pelham Road at the corner of S. Everette Adams' land and running thence, with said Road S. 41-38 E., 192.3 feet to a point in the center of said Road; thence, running S. 34-28 E., 198.7 feet to a point in the center of said Road; thence, running S. 32-23 E., 105.4 feet to a point in the center of said Road opposite old pin in line; thence, running N. 61-45 E., 1,122.5 feet to a sweet gum on J. S. Farmer's and William T. Adams' line; thence, running with Farmer's line, N. 70-41 W., 623.7 feet; thence, running N. 71-18 W., 396.7 feet; thence, running with S. E. Adams' line, S. 34-26 W., 567.8 feet to the beginning corner. Said property being bounded on the West by Pelham Road, on the South by property now or formerly of W. J. Adams, on the East by property now or formerly of W. T. Adams.

PARCEL B

All that certain piece, parcel or tract of land situate, lying and being in Butler Township, County and State aforesaid about four miles East of Greenville, on the Butler Springs Road, and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of S. E. Adams' land and W. T. Adams' land, running thence N. 17-58 E., 361.29 feet to a point in the center of Butler Springs Road; thence with said road S. 87-19 E., 137.0 feet to a point in the center of road; thence, S. 78-11 E., 78.6 feet to a point in the center of road; thence S. 61-43 E., 273.2 feet to an iron pin in the center of road on J. S. Farmers' line; thence with said line S. 28-2 W., 469.2 feet to an iron pin on W. T. Adams' line; thence with said line N. 71-18 W., 396.7 feet to the beginning corner, containing 4.92 acres, more or less, and being bounded on the North by Butler Springs Road; on the East by J. S. Farmer, on the South by W. T. Adams, and on the East by W. T. Adams.

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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