

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS,

C. ALLEN AND AGNES D. BRUCE

(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

ONE HUNDRED NINETY EIGHT THOUSAND AND NO/100----- Dollars (\$ 198,000.00) due and payable
One (1) year from date;

with interest thereon from Date at the rate of Prime per centum per annum, to be paid: On the
first (1st) day of each month after the first advance of 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 Mortgagee 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, on the northern side of Memorial Medical Drive near the City of Greenville, being known and designated as Lot No. 2 as shown on plat entitled Memorial Medical Park, dated May 23, 1977, prepared by W. R. Williams, Jr., Registered Surveyor, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P, at Page 100, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 3, S. 55-50 E. 160 feet to an iron pin in the line of property now or formerly of Crestview, Inc., at the joint rear corner of Lots Nos. 2 and 3; thence with the line of property now or formerly of Crestview, Inc., N. 34-22 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 1, N. 55-50 W. 160 feet to an iron pin on the southeastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 1 and 2; thence with the southeastern side of Memorial Medical Drive, S. 34-22 W. 150 feet to the point of beginning. This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the same property acquired by the Mortgagors by deed from Memorial Medical Associates, a South Carolina General Partnership, dated September 12, 1978 and recorded September 15, 1978 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1087 at Page 389.

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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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