COUNTY OF GREENVILLE

2001533 aug 143

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. REEDY RIVER DEVELOPMENT CORPORATION

thereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

thereinafter 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 Fifty-Five Thousand One Hundred Twenty-Five and no/100ths herein by reference, in the sum of Fifty-Five Thousand One Hundred Twenty-Five and no/100ths

on or before August 18, 1981 (Interest has been already included in the sum of \$55,125.00).

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Butler Avenue, 96 feet from the corner of Hampton Avenue and the said Butler Avenue S. 18-45 W. 65.5 feet to an iron pin; thence continuing from said iron pin S. 60-30 E. 81 feet to an iron pin; thence running N. 23 E. 67.7 feet to an iron pin; thence continuing from said pin N. 66-30 W. 86 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Butler Properties Corporation, of even date, to be recorded herewith.

AND ALSO:

All that piece, parcel or lot of land in Greenville Township, Greenville County South Carolina, near the Eastern limits of the City of Greenville.

BEGINNING at an iron pin, corner of Mt. Zion and Railroad Streets and running thence N. 22-20 W., with Railroad Street, 9 feet to an iron pin, corner of lots 15 and 17; thence N. 48-15 E., with the dividing line of lots 15 and 17, 102 feet to an iron pin, corner of lots 16 and 18; thence S. 63-00 E., with the dividing line of lots 15 and 16, 44 feet to an iron pin on the line of lot 14 and corner of lots 15 and 16; thence S. 56-00 W., with the dividing line of lots 14 and 15, 85.2 feet to an iron pin at the edge of Mt. Zion Street; thence N. 89-15 W., with Mt. Zion Street 47 feet to the beginning corner and being lot 15 as shown on plat and survey made by Will D. Neves, August 14, 1914 as recorded in Plat Book C at page 228.

This being the same property conveyed to the Mortgagor herein by deed of Ru L. Cashwell, Jr. and John W. Grady, III, of even date, to be recorded herewith.

110

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 s ch fixtures and equipment, other than the wall 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, size isors and assigns, forever.

The Mortgagor covenants that it is lawfully serred of the premises heireinabove described it fee simple absolute, that it has good right and is lawfully anthorized to sell, convey or ensumber the same, and that the premises are free and our of all hers and encumbrances except as provided herein. The Mortgagor further covenants to wairant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

· ·

1328 RV-2