

MORTGAGE OF REAL ESTATE—Offices of Ashmore and Hunter Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.  
J 22 AM '81  
MORTGAGE  
MCCERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ruth S. Ashmore and Mary Jane McCuen Ashmore,  
D/B/A R & M REALTY, ( A general partnership) . . . . . (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Three Hundred Sixty Five Thousand and 00/100 . . . . . DOLLARS (\$365,000.00 ),  
with interest thereon from date at the rate of 15.37 per centum per annum, said principal and interest to be repaid: According to the terms thereof.

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, in Chick Springs Township, located about two (2) miles south of Greer, on the western side of Highway No. 14, and being a portion of a tract shown as a tract of forty two point ninety (42.90) acres on a plat made for Mrs. Claude T. Smith by John Q. Simmons dated May 26, 1970, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4T, at Page 78, and, also, being shown on a plat of property of Ashmore Brothers, Inc., prepared by Kermit T. Gould, R.L.S., and, having according to said plat the following metes and bounds, to wit:

TRACT NO. 1.

BEGINNING at an iron pin on the western side of S.C. Highway No. 14, which iron pin is 37.5 feet from the center line of S.C. Highway No. 14, and at the joint corner of property of the Mortgagors and Runion Manufacturing Co., Inc; thence S. 15-10 E. 406.04 feet to an iron pin; thence S. 83-49.50 W. 248.01 feet to an iron pin; thence N. 6-15.10 W. 402.14 feet to an iron pin; thence N. 84-11 E. 185.10 feet to the point of beginning.

TRACT NO. 2

BEGINNING at an iron pin on the western side of S.C. Highway No. 14, which iron pin is 37.5 feet from SCHD Station No. 97+25, and at the joint front corner of property of Mrs. Arch Burnette and running with the Burnette line S. 83-02 W. 814.8 feet to an old iron pin; thence with the line of wood N. 37-36 W. 658 feet to a new iron pin at the joint rear corner of other property of the Runion Manufacturing Co., Inc.; thence N. 84-11 E. 1,071.8 feet to a new iron pin on the western side of S.C. Highway No. 14; thence along the western side of said highway S. 15-10 E. 550 feet to the point of beginning; less, however, a certain portion of this property hereinabove described as Tract No. 1.

It is hereby agreed and understood between the Mortgagors and the Mortgagee that this Mortgage constitutes a first mortgage as to Tract No. 1, and a second mortgage as to Tract No. 2. This mortgage as to Tract No. 2 is junior in lien to that certain

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