BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & STOUDENMIRE, P.A., SUITE 15, 1700 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE -

BOOK 1560 PAGE 437

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. DEC 23 12 35 PM '81 DONNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. C. Frick

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank by virtue of Mortgagor's guarantee of promissory notes of T.C.I. Partners, a Limited Partnership

(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 Ninety-seven Thousand Five Hundred and No/100 ---------- Dollars ($ 97,500.00--) due and payable

as provided in and by the terms of said Guaranty.

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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

ALL that lot of land in Greenville County, State of South Carolina, situate on the Eastern side of Meadowood Lane, being shown as Lot No. 3 on a plat of the property of Franklin Enterprises, Inc. dated April 21, 1973, prepared by C. O. Riddle, recorded in Plat Book 4-Y at Page 138 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Meadowood Lane at the joint front corner of Lot No. 2 and Lot No. 3 and running thence with Lot 2, N. 84-57 E., 425.1 feet to an iron pin at the joint rear corner of Lot 2 and Lot 3; thence S. 14-02 W., 164.15 feet to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence with Lot 4, S. 85-45 W., 371.5 feet to an iron pin on Meadowood Lane; thence with said Lane N. 5-03 W., 150 feet to the point of beginning.

This being the same property conveyed to the mortgagor by Franklin Enterprises, Inc. by deed dated April 12,1974 recorded in the offices of RMC for Greenville County in deed book 997 page 171.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 39.00

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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 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.

4.00

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