

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE

GR... FILED
FEB 11 4 14 PM '82
H.C. JEFFERSLEY

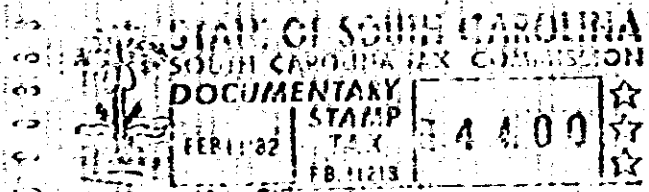
TO ALL WHOM THESE PRESENTS MAY CONCERN: RUTH S. ASHMORE & MARY JANE MC CUEN ASHMORE
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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 FIFTY THOUSAND AND

NO/100 as stated therein DOLLARS (\$ 350,000.00 . . .),
with interest thereon from date ~~of the note~~ ~~of the note~~ said principal and interest to be repaid: According to the terms thereof.

(This Mortgage secures the sum of One Hundred Ten Thousand and 00/100 (\$110,000.00) Dollars of the above referred to Promissory Note.)



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, RLS, and having, according to said plat, the following metes and bounds, to-wit:

TRACT NO. 1 - Approximately 2 acres

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.

It is hereby agreed and understood between the mortgagors and the mortgagee that this mortgage constitutes a second mortgage as to Tract No. 1 and a third mortgage as to Tract No. 2. This mortgage as to Tracts 1 and 2 is junior in lien to that certain mortgage in favor of Community Bank dated May 1, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1539 at Page 823, on May 1, 1981.

TRACT NO. 2 - Approximately 9.97 acres

BEGINNING at an iron pin on the western side of S.C. Highway No. 14, which iron pin is 37.5 feet from S.C.H.D. 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 Runion Manufacturing Co., Inc.; thence N. 84-11 E., 1,071.8 feet to a new iron pin on the western side

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