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FILED
GREENVILLE S.C.

STATE OF SOUTH CAROLINA }
County of Greenville } JUN 11 1984
R.M.C.

To All Whom These Presents May Concern:

WHEREAS, F. Towers Rice and Ronald L. Nix

hereinafter called the mortgagor(s), is (are) well and truly indebted to Community Bank
hereinafter called the mortgagee(s),

in the full and just sum of One Hundred Twenty-Five Thousand and No/100 (\$125,000.00)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

according to the terms of the note executed simultaneously herewith

with interest from date at the rate of prime plus one-half (1 1/2%) per centum per annum until paid; interest to be computed and paid at maturity and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land, with all improvements located thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being more particularly described as follows:

BEGINNING at an iron pin at the northwest corner of Wade Hampton Boulevard and Chick Springs Road, and running thence along the northwest edge of Wade Hampton Boulevard, S. 48-26 W. 150.0 feet to an iron pin; thence N. 41-34 W. 150.0 feet to an iron pin; thence N. 48-57 E. 171.7 feet to an iron pin at the southwest edge of Chick Springs Road; thence along the southwest edge of Chick Springs Road S. 33-13 E. 150.0 feet to an iron pin, point of beginning.

THIS is a portion of the property conveyed to J. E. Fontaine and F. Towers Rice by deed recorded in the R.M.C. Office for Greenville County in Deed Book 963 at Page 636. The said J. E. Fontaine conveyed his undivided one-half interest to Ronald L. Nix by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1029 at Page 836.

THIS mortgage constitutes a second mortgage on the property herein described and is junior in lien to that certain note and mortgage heretofore executed unto The South Carolina National Bank recorded in the R.M.C. Office for Greenville County in Mortgage Book 1386 at Page 286 in the original amount of \$100,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 50.00
FEB 24 1984

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