

FILED
GREENVILLE CO. S.C. **MORTGAGE**
MAR 15 4 53 PM '84
(Participation)
DONNIE S. TANKERSLEY
R.H.C.

VOL. 1652 PAGE 332

This mortgage made and entered into this 15th day of March 1984, by and between David F. Watson, Jr.

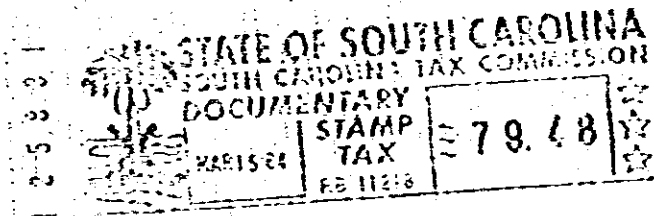
(hereinafter referred to as mortgagor) and Community Bank

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, South Carolina.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina.

ALL that certain piece, parcel or unit of land situate, lying and being in the State of South Carolina, County of Greenville, consisting of Unit B in Pelham Pointe Professional Park Horizontal Property Regime as shown in Master Deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1208 at Page 175.

This is the identical property conveyed to the Mortgagor by deed of Michael G. Medcalf and David F. Watson, Jr. dated March 14, 1984, said deed to be recorded herewith.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated March 15, 1984 in the principal sum of \$ 198,700.00, signed by David F. Watson, Jr. in behalf of David F. Watson, Jr., DFD, PA.