

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MAR 16 4 23 PM '84

MORTGAGE OF REAL ESTATE
(CORPORATION)

VOL 1652 PAGE 547

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Foothills Delta R.M.C., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Post Office Box 6807, Greenville, S. C. 29606

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: One Hundred Fifty Thousand and No/100----- Dollars (\$150,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of /prime + 1% per centum per annum, to be paid as provided for in said note; and,

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:

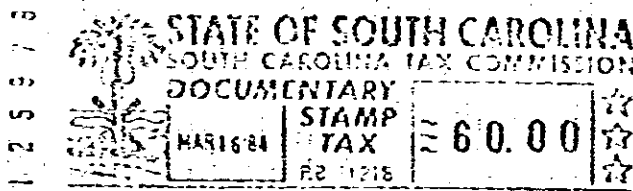
ALL that certain piece, parcel or lot of land situate, lying and being on the south side of Greer-Brushy Creek Road, about eight miles northeast of the City of Greenville, in Chick Springs Township, Greenville County, South Carolina, being shown as Tract No. 2 containing 7.92 acres on plat made by H. S. Brockman, Surveyor, dated September 11, 1945, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Greer-Brushy Creek Road, at corner of property of Ansel Alewine, and running thence S. 59-45 W. 41 feet to an iron pin; thence continuing with property of Ansel Alewin, S. 46-15 W. 748.5 feet to an iron pin; thence N. 73-40 W. 537 feet to a point in branch at corner of Trant No. 1 on said plat, being property of T. Manly Hudson; thence following the branch as the line N. 36-00 E. 197 feet to a point in branch; thence continuing with the branch, N. 80-00 E. 250 feet to a point; thence continuing with branch N. 41-00 E. 110 feet to a point in branch; thence following a ditch as the line N.32 E. 100 feet to a point in ditch; thence continuing with ditch N. 15-00 E. 200 feet to a point in the center of Greer-Brushy Creek Road; thence with the center of said road, S. 71-50 E. 580 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by Hazel H. Guest, et al, by deeds recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1203, at page 756, and Deed Book 1203 at page 758, on January 4, 1984.

Individual lots are to be released upon the payment of \$8,333.34 per lot.

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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 of all 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.

SC71