

P. O. Box 6307, Greenville, SC 29606

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1987 32
**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, EUGENE CROOK

(hereinafter referred to as 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

One Hundred Thirty-Five Thousand and No/100-----Dollars (\$135,000.00) due and payable

according to the term of the Note executed simultaneously herewith

with interest thereon from _____ date _____ Community Bank Prime + 1/2% with a maximum of
at the rate of / 16% per centum per annum, to be paid:

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:

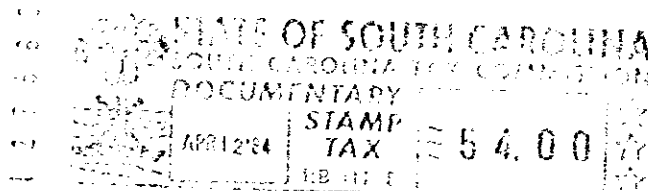
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 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, being shown and designated as 1.95 acres, more or less, on a plat entitled "Property of Greenville Valve and Fitting Company, Inc.", dated December 16, 1980, prepared by Alex A. Moss, Reg. C. E. & L. S. No. 1194, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 8L, at Page 34, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, said iron pin being at the edge of Woodruff Road and running thence N. 14-38 E. 260 feet to a concrete monument; thence N. 69-50 W. 373.1 feet to a concrete monument; thence S. 13-3 E. 267.4 feet to an iron pin; thence N. 69-51 E. 299.4 feet to the POINT OF BEGINNING.

THIS being the identical property conveyed to the Mortgagor herein by Deed of Greenville Valve and Fitting Company, Inc. recorded February 7, 1981, in the R.M.C. Office for Greenville County in Deed Book 1141, at Page 866.



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 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.

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