

P. O. Box 6807, Greenville, S.C. 29606
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 APR 19 11 17 AM '83
 DONNIE S. TAKERSLEY
 R.M.C.

BOOK 83 PAGE 1090 DEED 1602 PAGE 607
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN.

4.

WHEREAS, SUNVIEW TOWNHOMES PROPERTIES, a South Carolina general partnership,
 (hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(hereinafter referred to as Mortgage) 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 Twenty Thousand and No/100

Dollars (\$ 120,000.00) due and payable

according to the terms of the Note of even date executed simultaneously herewith.
 more or less, as shown on a plat entitled "Property of Blue Ridge Developments, Inc.", dated February 27, 1981, prepared by Gould & Associates, recorded in the Greenville County R.M.C. Office in Plat Book 8-I at Page 84, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of the right-of-way of Fowler Circle (said nail and bottle cap being 400 feet, more or less, in a Southerly direction from West Butler Road) and running thence S. 76-39 E. 166.7 feet to an old iron pin; thence running S. 84-46 E. 227.4 feet to an old iron pin; thence running S. 89-02 E. 227.1 feet to an old iron pin; thence running S. 45-58 W. 27 feet to a point; thence running S. 0-58 W. 100 feet to a point; thence running N. 89-02 W. 100 feet to a point; thence running S. 27-28 W. 125 feet to a point; thence running S. 52-48 W. 104.2 feet to a point; thence running N. 84-35 W. 92.0 feet to a point; thence running N. 5-25 E. 70 feet to a point; thence running N. 84-35 W. 272.0 feet to a point in the center of the right-of-way of Fowler Circle; thence running along the center of said right-of-way N. 0-25 E. 250.0 feet to a nail and bottle cap in the center of the right-of-way of Fowler Circle, the point and place of beginning.

2.0000

This is the identical property conveyed to the Mortgagor herein by Blue Ridge Developments, Inc. by deed of even date to be recorded simultaneously herewith.

PAID & SATISFIED
 Bozeman, Grayson & Smith, Attorneys
 This 10 Day of June, 1983
 1983

RECORDED
 FILED
 GREENVILLE CO. S.C.
 DECEMBER 22 1983
 DEPARTMENT OF REVENUE
 GREENVILLE, S.C.
 RECEIVED
 TAX STAMP
 \$ 48.00

Witness
 [Signature]
 COMMUNITY BANK assist. Cashier

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.

Donnie S. Takersley
 12/22/83