MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

BOOK 1478 PAGE 602

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Jimmy V. Williams

(hereinafter referred to as Mortgagor) has executed and delivered unto Community Bank

his individual guaranty of payment on note of Universal Services of S.C., Inc.

(hereinafter referred to as Mortgagee) as evidenced by a certain note of even date herewith, the terms of which are incorporated herein by reference.

guaranteeing full payment and performance of a loan between mortgagee and Universal Services of South Carolina, Inc., the terms of which are incorporated herein by reference; said loan is evidenced by promissory note in the amount of $150,000.00 due and payable in accordance

All that certain piece, parcel or tract of land situate, lying and being on the Northwestern side of Ramseur Court, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat entitled "Property of Vardry D. Ramseur, Sr.", dated January 5, 1960, prepared by Piedmont Engineering Service, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA at Page 113, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Ramseur Court at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company and running thence with the Northwestern side of Ramseur Court, N. 24-00 W. 175.1 feet to an iron pin; thence N. 24-00 W. 114.0 feet to an iron pin in the line of property now or formerly of Greenville Municipal Airport; thence with the line of property now or formerly of Greenville Municipal Airport, N. 66-00 W. 22.5 feet to an iron pin in the line of property now ro formerly of Seaboard Coast Line Railroad Company; thence with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E. 114.0 feet to an iron pin; thence continuing with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E. 272.9 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company; thence with the line property now or formerly of Ramseur Fuel Oil Company, N. 66-00 E. 200.0 feet to the point of beginning.

ALSO: All that certain piece, parcel or strip of land being sixty (60) feet wide, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, adjoining the above described premises on the Southwestern side thereof and being more particularly described as follows:

(continued on attached rider)

MAR 25 1980

Feb. 1980

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 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.

4328