

MORTGAGE OF REAL ESTATE -

BOOK 1535 PAGE 442

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DUNN
W. M. MERSLEY
S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CARABO CAPITAL, a South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. M. Mason

(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 Ninety-Two Thousand and No/100-----

Dollars (\$ 92,000.00) due and payable

as follows:

In four annual equal installments of Twenty-Three Thousand and no/100 (\$23,000.00) Dollars each plus interest on the unpaid balance of twelve (12%) percent per annum with interest beginning July 1, 1982; the first such installment of principal and interest coming due on July 1, 1983; and the final three installments coming due on July 1, 1984, July 1, 1985 and July 1, 1986, with interest thereon from July 1, 1982 at the rate of 12% per centum per annum, to be paid annually respectively.

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

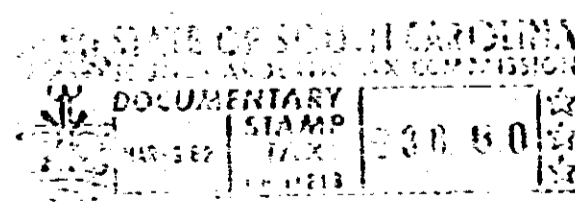
ALL that piece, parcel or tract of land near the City of Greer, State of South Carolina, located near the Northwestern corner of the Intersection of U. S. Highway 29 (Wade Hampton Boulevard) and S. C. Highway 101 and 290, as shown on a plat entitled "Survey for Community Bank" by Williams and Plumblee, Inc., dated November, 1981, recorded March 9, 1982, in the R.M.C. Office for Greenville County, in Plat Book 87, at Page 5, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a nail and cap on the northwestern side of U. S. Highway 29 (Wade Hampton Boulevard) at corner of property of Community Bank and running thence with U. S. Highway 29 (Wade Hampton Boulevard) S. 67-07 W. 43.29 feet to an old iron pin; thence S. 23-09 E. 25.1 to an old iron pin; thence S. 67-00 W. 90 feet to an old iron pin; joint corner of property owned by Julian C. and Jounaud J. Bolt; thence with the line of that property N. 28-28 W. 262.1 feet to an old iron pin; thence with the property line of Julian C. and Jounaud J. Bolt N. 60-24 E. 249.6 feet to an iron pin on the right of way of S. C. Highway 101 and 290; thence along the right of way of S. C. Highway 101 and 290, S. 33-59 E. 35.43 feet to an iron pin; thence along property of Community Bank S. 61-32 W. 102.95 feet to an iron pin; thence S. 16-32 W. 21.21 feet to an iron pin; thence along property of Community Bank S. 28-28 E. 204.56 feet, the point and place of beginning.

ALSO, that certain strip of land running along the northwestern side of S. C. Highway 101 and 290 as shown on the aforesaid plat with the following courses and distances, to-wit:

BEGINNING at an iron pin on the right of way of S. C. Highway 101 and 290, thence N. 60-24 E. 4.06 feet to an old iron pin on said right of way; thence S. 33-38-30 E. 35.49 feet to a point; thence S. 61-32 W., 3.85 feet to an iron pin; thence N. 33-59 W. 35.43 feet to the beginning corner. Said strip containing 139.8 square feet.

This being the same parcel conveyed to the Mortgagor by deed of W. M. Mason to be recorded herewith.



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.

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