

State of South Carolina

FILED
GREENVILLE CO. S. C.

SEP 30 10 52 AM '82

REC: 1581 PAGE 813

Mortgage of Real Estate

County of GREENVILLE DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 30 day of September, 1982

by ACADEMY, INC., a South Carolina corporation,

(hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 6807, 416 East North
Street, Greenville, South Carolina 29606

WITNESSETH:

THAT WHEREAS, Mortgagor
is indebted to Mortgagee in the maximum principal sum of Eighty Thousand and no/100
----- Dollars (\$80,000.00), which indebtedness is
evidenced by the Note of Mortgagor of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is on demand six months after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$80,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL those pieces, parcels or lots of land situate, lying and be-
ing on the western side of Lavinia Avenue in the City of Green-
ville, County of Greenville, State of South Carolina, and known
and designated as Lots Nos. 10 and 11 on a plat of property of
Academy, Inc. prepared by Campbell & Clarkson Surveyors, Inc.
dated May 1972 and recorded in the RMC Office for Greenville
County in Plat Book 4Q at Page 102 and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lavinia Avenue
at the joint corner of Lots Nos. 9 and 10 and running thence with
the joint line of said lots, S. 76-30 W. 180 feet to an iron pin
on North Academy Street; running thence along North Academy Street,
N. 21-45 W. 120 feet to an iron pin at the corner of Lot No. 11;
running thence along the line of Lot No. 11, N. 76-30 E. 180 feet
to an iron pin on Lavinia Avenue; running thence along the western
side of Lavinia Avenue, S. 21-45 E. 120 feet to an iron pin, point
of beginning.

TOGETHER WITH all and singular the rights, members, hereditaments,
and appurtenances to the same belonging or 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 and any other equipment or 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.

This is the same property conveyed to the Mortgagor herein by Deed
of Properties, Inc. dated November 1, 1971, recorded November 5,
1971 in Deed Book 929, Page 186, and by Deed of Wyatt B. Gates, Jr.
and Alice E. Gates dated May 11, 1972, recorded May 12, 1972 in
Deed Book 943, Page 230.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 2.00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto
(all of the same being deemed part of the Property and included in any reference thereto).