

Mortgagee's Mailing Address: P. O. Box 6807, Greenville, S.C. 29606
BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 1700 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE

BOOK 1596 PAGE 436

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 2 4 05 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, HUGHES-GILREATH REAL ESTATE, A South Carolina General Partnership
(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 Fifty-four Thousand and No/100

Dollars (\$ 154,000.00--) due and payable

six (6) months from date hereof with interest computed at the rate of one (1%) percent per annum above the prime lending rate of Community Bank due and payable at maturity.

with interest thereon from stated above at the rate of stated above per centum per annum, to be paid: stated above

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 unimprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or tract of land, located, lying and being on the southern side of Simpson Street near the City of Greenville, in the County of Greenville, State of South Carolina and being shown and designated as a 2.5 acre tract, more or less, on a plat entitled "Property of Hughes/ Gilreath, Real Estate" prepared by Webb Surveying & Mapping Co. dated January, 1983, revised February, 1983 and recorded in the R.M.C. Office for Greenville County in Plat Book _____ at Page _____ and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Simpson Street at the joint corner of this property and property now or formerly of Memorial Medical Park and running thence with the joint line of said property, S. 34-50-40 W., 519.12 feet to an iron pin in the line of property now or formerly of Memorial Medical Park; running thence with the joint line of the within described property and property of Crestview, Inc. S. 65-40-02 E., 297.09 feet to an iron pin on the western side of Frontage Road (Bear Drive); running thence along the western side of said road, N. 18-40-53 E., 108.84 feet to an iron pin; running thence N. 16-40-26 E., 289.65 feet to an iron pin; thence N. 10-48-45 E., 62.29 feet to an iron pin; thence N. 19-17-49 W., 41.54 feet to an iron pin on the southern side of Simpson Street; running thence along the southern side of Simpson Street, N. 53-08-43 W., 112.51 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the mortgagor herein by deed of Crestview, Inc., a South Carolina Corporation dated MARCH 2nd, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1180 at Page 506 on the 2nd day of MARCH, 1983.

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SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
MAR 2 1983
\$ 61.60
29.11218

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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