

MORTGAGE OF REAL ESTATE

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 STATE OF SOUTH CAROLINA GREENVILLE CO S.C.  
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1597 PAGE 336

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANNERSLEY  
 R.M.C.

WHEREAS, I, Jack E. Shaw

(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 -----Three Hundred Thousand and No/100----- Dollars (\$ 300,000.00) due and payable

one (1) year from date. Interest to be paid monthly, commencing on or before April 9, 1983, at the rate of prime rate as established by Community Bank plus one (1%) percent,

with interest thereon from date at the rate of prime per centum per annum, to be paid: monthly plus one (1%) percent

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:

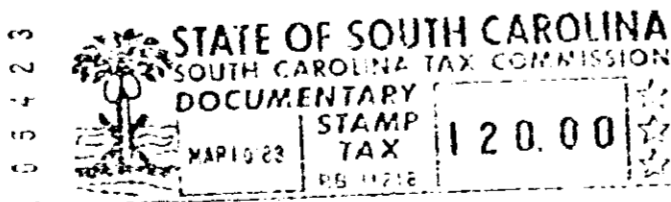
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville, situate, lying and being on the southwestern side of South Pleasantburg Drive (S. C. Hwy. By-Pass 291) and being more fully shown on a platentitled "Topographical Survey for Jack E. Shaw" made by Carolina Surveying Co., January 14, 1983, and having according to said plat the following metes and bounds, to-wit:

Beginning at an old iron pin on the southwestern side of South Pleasantburg Drive at the joint front corner of instant property and property of Star Enterprises, Inc. and running thence along the common line of said lots S. 83-10 W. 600 feet to an old iron pin; thence running N. 6-50 W. 100 feet to an old iron pin at the joint corner of instant property and property of Margaret Harris; thence running along the common line of instant property and property of Margaret Harris N. 83-10 E. 100 feet to an old iron pin; thence running along the common line of instant property and properties of Margaret Harris and of Carl & Sybil Baker N. 6-50 W. 350 feet to an old iron pin; thence along a 50' right-of-way on the south side of Skyview Drive N. 83-10 E. 375 feet to an old iron pin, joint corner of instant property and other property of Jack E. Shaw; thence along the common line of said lots S. 6-50 E. 342.7 feet to an iron pin; thence N. 03-10 E. 125 feet to an iron pin on the southwestern side of South Pleasantburg Drive; thence along the southwestern side of South Pleasantburg Drive S. 6-50 E. 106.4 feet to an old iron pin, the point of beginning.

This being a portion of that property acquired from Standex International Corp. by deed dated May 12, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1167, Page 259, on May 21, 1982.

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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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