

MORTGAGE OF REAL ESTATE
RESULTING FROM
COMPLIANCE WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
JUL 6 11 10 AM '73
DONNIE S. TANKERSLEY
R.M.C.

Thomas E. Gagey, Attorney at Law, 110 Manly St., Greenville, S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A & B PROPERTIES, INC.

(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 Twenty Thousand and No/100-----
-----Dollars (\$ 20,000.00) due and payable
ninety (90) days from date

with interest thereon from date at the rate of eight per centum per annum, to be paid: on demand.

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, on Old Rutherford Road and being shown as a 22.83 acre tract on a plat entitled "Survey for A & B Properties, Inc.", dated May 25, 1973 and prepared by Carolina Engineering and Surveying Company and having such metes and bounds as shown thereon.

ALSO:

All that piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Druid Street in the County of Greenville, South Carolina and being designated as Lots 6, 7, 8 and 9, Block D on plat of STONE ESTATES Subdivision, as recorded in the RMC Office for Greenville County in Plat Book G at Page 292, and having such metes and bounds as shown thereon.

ALSO:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 42 and a portion shown as "Proposed Hampton By-Pass" as shown on a plat of MOUNTAINBROOKE Subdivision, which is recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 47, and having such metes and bounds as shown thereon.

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.