

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. J. PRINCE BUILDERS, INC., a corporation organized and existing under the laws of the State of South Carolina, (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, in the sum of: - Four Thousand and no/100ths ----- Dollars (\$ 4,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon ^{after maturity} ~~from date~~ at the rate of 9 per centum per annum, to be paid as provided for in said note; and,

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 piece, parcel or lot of land situate, lying and being on the southern side of Terrain Drive, near Fork Shoals Road, in Greenville County, South Carolina, being shown and designated as Lot No. 26 on an unrecorded plat entitled SECTION 1, FAIRWAY ACRES, dated October 24, 1970, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Terrain Drive, 734.3 feet from a point at the intersection of Terrain Drive with Fork Shoals Road and running thence S. 30-37 E., 350.8 feet to a point; thence N. 43-45 E., 135 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence N. 28-00 W., 325.5 feet to a point on Terrain Drive at the joint front corner of Lots Nos. 25 and 26; thence along the southern side of Terrain Drive, S. 55-55 W., 145 feet to the point of beginning.

The above described property is a portion of Tract No. 1, containing 10.1 acres, shown on a plat of the property of A. V. Tirbble, recorded in the RMC Office for Greenville County, S.C., in Plat Book XX, page 131.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.