

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 18 4 08 PM '75
DORRIS S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, IRVINE STREET REALTY CORP.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, Greenville, S. C.

(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

THIRTY-FIVE THOUSAND AND NO/100----- Dollars (\$ 35,000.00) due and payable
one hundred eighty (180) days from date,

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: at maturity.

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

ALL those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, lying and being on Vance Street, near the City of Greenville, and being shown and designated as Lots Nos. 34, 37 and 43 of a subdivision known as Section A, Subdivision of Woodside Mills, plat of which is recorded in the RMC Office for Greenville County, S. C., in Plats Book W, at Pages 111-117, inclusive; reference to which plat is hereby craved for the metes and bounds of the three lots therein described.

ALSO: ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated on plat entitled "Property of Joe Allen Sloan" prepared by Carolina Engineering & Surveying Co., dated May 25, 1970, and recorded in the RMC Office for Greenville County in Plat Book 4-E, at Page 13. According to said plat, this lot fronts 44 feet on the southwesterly side of Stafford Street with a depth of 100 feet on each side and being 44 feet across the rear.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in Greenville County, S. C., known and designated as Lot No. 16, as shown on a plat of the Property of Rachael J. Cely, recorded in the RMC Office for Greenville County in Plat Book M, Page 45.

ALSO: ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Northern side of Badger Street, in Greenville County, S. C., being shown and designated as Lot No. 64, Section 6, on a plat of a subdivision for Dunean Mills made by Pickell & Pickell, Engineers, dated June 7, 1948, revised June 15, 1948, and August 7, 1948, recorded in the RMC Office for Greenville County, S. C., in Plat Book S, Pages 176 and 177, reference to which is hereby craved for the metes and bounds thereof.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known as Lot 480 on plat of Abney Mills - Brandon Plant, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "QQ", at Page 59, and also being shown on recent survey entitled Property of John Lewis Martin and Queen E. Martin dated December 3, 1970, prepared by Carolina Surveying Company.

ALSO: ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being located on the northerly side of Seth Street and being known as Lot No. 118 on plat of SUBDIVISION OF MILLS MILL recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, at Pages 60 and 61, and a recent plat entitled "Property of Minnie Lee Fleming, Melvin Fleming and Agnes H. Fleming", prepared by Carolina Surveying Company dated August 6, 1971.

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 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.