

MORTGAGE - CORPORATION FORM John M. Dillard, P.A., Greenville, S.C.

P. O. Box 6526  
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

8 2 20 PM 1977  
S. CAROLINA  
R.M.C.

MORTGAGE OF REAL ESTATE

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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: Seventeen Thousand Six Hundred Twenty-five and no/100ths ----- Dollars

(\$ 17,625.00) 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 from date at the rate of 9 per centum per annum, to be paid as provided for in said note; and,

DOCUMENTARY  
STAMP  
TAX  
\$ 07.00

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 tract of land, situate, lying and being on the northern side of West Golden Strip Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown as a tract containing 4.58 acres on a plat entitled SURVEY FOR A. J. PRINCE, made by Carolina Surveying Co., dated April 4, 1977, recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-B at page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Golden Strip Drive at the southeastern corner of property now or formerly belonging to Burgess and the southwestern corner of the within described property and running thence along the line of the Burgess property N. 31-15 W., 215.8 feet to an iron pin; thence N. 47-21 E., 44.6 feet to an iron pin; thence N. 45-21 E. 250 feet to an iron pin in or near the center line of a ditch; thence with the center line of a ditch, the traverse lines of which are S. 78-08 E., 61.3 feet to an iron pin, N. 74-50 E., 50 feet to an iron pin, N. 58-51 E., 82.6 feet to an iron pin, S. 77-56 E., 87.9 feet to an iron pin, N. 45-51 E., 88.9 feet to an iron pin, and S. 80-56 E., 107.8 feet to an iron pin in the line of property known as Lot No. 13, Meadowood Subdivision; thence along the line of Lot 13, Meadowood Subdivision, S. 35-13 E., 109 feet to an iron pin; thence along the line of property now or formerly belonging to Charles Smith, S. 34-38 E., 163.3 feet to an iron pin on the northern side of West Golden Strip Drive; thence along the northern side of West Golden Strip Drive, the following courses and distances: S. 59-43 W., 76.3 feet to an iron pin, S. 69-26 W., 100 feet to an iron pin, S. 80-23 W., 65 feet to an iron pin, S. 85-14 W., 100 feet to an iron pin, S. 84-28 W., 100 feet to an iron pin, S. 70-16 W., 100 feet to an iron pin, S. 63-16 W., 100 feet to an iron pin, and S. 56-21 W., 100 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of William M. Nalley to be recorded simultaneously herewith.

The Mortgagor reserves the right to have released from time to time upon request in due form of law, any lot of a subdivision of the above described property containing a minimum of seven lots, upon payment to the mortgagee of the total sum of \$2,400.00, which shall be applied to the principal balance due on the note which this mortgage secures.

Together with all and singular rights, members, hereditaments, 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.

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