

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Sidetrack Associates

(hereinafter referred to as Mortgagor) SEND (\$) GREETING:

WHEREAS, the 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 Fourteen Thousand Seven Hundred Fifty and No/100-----DOLLARS (\$ 14,750.00) with interest thereon from date at the rate of 9 % per centum per annum, said principal and interest to be repaid as follows:

Interest payable quarterly, the first such payment being due three months from date hereof; entire principal balance and all accrued and unpaid interest payable one year from date hereof.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being designated as Lot No.10 on a plat of Washington Park, recorded in the RMC Office for Greenville County in Plat Book 4X at Page 92, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin located on the common boundary of property owned by City of Greenville, being a joint corner of lots 9 and 10 of Washington Park; thence N 37-28 W 107.0 feet to an iron pin; thence N 52-32 E 56.0 feet to an iron pin; thence N 10-05 E 23.86 feet to an iron pin; thence along an arc, the arc radius of which is 50.0 feet, for an arc distance of 32.0 feet to an iron pin; thence S 51-57 W 146.07 feet to an iron pin; thence S 37-28 E 148.0 feet to an iron pin; thence N 52-32 E 27.01 feet to an iron pin; thence N 56-19 E 55.0 feet to the point of beginning.

The property described herein was conveyed to Mortgagor by the deed of Coal Yard Associates recorded on May 10, 1977 in Deed Book 1056 at Page 301.

RECORDED
MAY 17 1977
122 208 114

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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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