

LEATHERWOOD, WALKER, TODD & MANN

416 E. North Street, Greenville, S.C. 29609-819

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE, CO. S. C.

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

SEP 14 11 17 AM '77

WHEREAS, THE BELMONT CORPORATION OF GREENVILLE

a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, Greenville, South Carolina
(hereinafter referred to as Mortgagee) as evidenced by the promissory note of
Stanton N. Belmont of even date herewith,
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Fifteen Thousand and no/100----- Dollars (\$15,000.00) due and payable

\$5,000.00 on May 1, 1978 and \$10,000.00 on September 1, 1978

with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, successors and assigns:

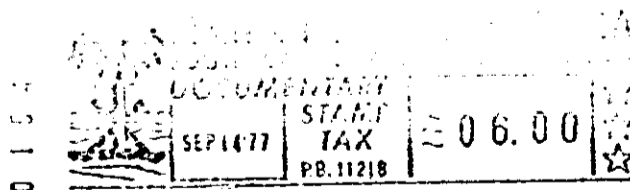
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville on the southeastern side of U. S. Highway No. 29
near the City of Greenville in Greenville County, South Carolina, being known and
designated as Lot No. 21 of Estate of Vance Edwards as shown on plat thereof recorded
in the R.M.C. Office for Greenville County in Plat Book P at pages 128 and 129, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of U. S. Highway No. 29 at the joint
front corner of Lots 21 and 22 and running thence with the joint line of said lots S.
47-08 E. 208.7 feet to an iron pin; thence S. 42-52 W. 135 feet to an iron pin at the
joint rear corner of Lots 21 and 20; thence with the joint line of said lots N. 47-08
W. 208.7 feet to an iron pin on the southeastern side of U. S. Highway No. 29; thence
with said Highway N. 42-52 E. 135 feet to the beginning corner; being the same property
conveyed to the grantor herein by deeds recorded in Deed Book 579 at Page 460, and in
Deed Book 783 at Page 409, and by deed of Vina F. Witt recorded in deed book 836
page 624 on January 26, 1968.

Subject to existing easements, restrictions and rights of way upon or affecting said
property.

Notwithstanding any other terms and provisions contained in this mortgage, it is under-
stood and agreed that the mortgagor, The Belmont Corporation of Greenville, shall have
no personal obligation to pay the Note of Stanton N. Belmont secured by this mortgage
but that the obligation of Belmont Corporation of Greenville is limited to its interest
in the property hereinabove conveyed by this mortgage.

The lien of this mortgage is subordinate to the lien of that certain mortgage given by
the Belmont Corporation of Greenville to Piedmont Federal Savings and Loan Association,
Spartanburg, South Carolina in the original principal amount of \$25,000.00, recorded
June 28, 1977 in mortgage book 1402, page 462.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.

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