

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } Mortgagor's Address:
 COUNTY OF GREENVILLE } 811 E. North St.
 Greenville, S.C. 29601

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT S. SMALL, Jr.-----

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, the terms of which are incorporated herein by reference, in the sum of **Five Hundred Thousand and No/100**-----

-----Dollars (\$ 500,000. --) due and payable on or before six months from the date hereof with interest from the date at the rate of 1 1/2 percent above the prime lending rate of Community Bank to be paid monthly

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

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 tract of land located, lying and being in the County of Greenville, State of South Carolina, lying between the Frontage Road to U.S. Highway 276 and S.C. Highway 14 as shown on plat thereof, prepared by Kermit Gould, dated August 3, 1978, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at the northernmost point of said tract at a nail and bottle cap in the centerline of the Seaboard Coastline Railroad right of way in the intersection of said right of way with the right of way of an unnamed fifty' (50) street and running thence, along the centerline of said Railroad right of way S. 25-38 E., 610.2 feet to a point; thence S. 66-48 W., 30 feet to an iron pin; thence S. 69-48 W., 500.66 feet to a new iron pin; thence, along a new line through property of the Mortgagor N. 26-08 W., 225.6 feet to a point on the southern edge of the right of way of an unnamed fifty' (50) street; thence, along the southern edge of said right of way N. 52-47 E., 21.6 feet to a new iron pin; thence N. 44-50 E., 338.4 feet to a new iron pin; thence N. 32-15 E., 91.84 feet to a new iron pin; thence N. 7-05 E., 91.84 feet to a new iron pin; thence N. 5-30 W., 60 feet to a new iron pin and N. 22-52 E., 50.5 feet to a nail and cap in the center of the right of way of the Seaboard Coastline Railroad, the point and place of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Jeff R. Richardson, Jr., recorded January 18, 1978, in the Greenville County R.M.C. Office in Deed Book 1072 at Page 124.

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.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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