

GREENVILLE S.C.
1978

1410 0810

MORTGAGE

(Participation)

This mortgage made and entered into this -28th---day of September
19 78 , by and between CARL R. DICKERT-----
(hereinafter referred to as mortgagor) and COMMUNITY BANK-----
(hereinafter referred to as
mortgagee), who maintains an office and place of business at 416 East North Street, Greenville,
South Carolina.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the
mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all
of the following described property situated and being in the County of GREENVILLE-----
State of South Carolina:

ALL that piece, parcel or lot of land, together with all improvements thereon,
located, lying and being in the County of Greenville, State of South Carolina,
Grove Township, lying on the Western side of S.C. Highway 20, between Grove
Station and Piedmont, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of S.C. Highway 20 and
running thence N. 65-53 W., 157 feet to an iron pin; thence S. 31-35 W., 104
feet to an iron pin at the corner of property now or formerly of Lucia D.
Newton; thence along the line of property now or formerly of Lucia D. Newton,
S. 65-53 E., 157 feet to an iron pin on S.C. Highway 20; thence along said
Highway N. 31-35 E., 104 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Truman
D. Simmons and Evelyn S. Simmons recorded in the Greenville County R.M.C. Office
on November 15, 1974 in Deed Book 1010 at Page 395.

ALSO: ALL that piece, parcel or lot of land, together with all improvements
thereon, located, lying and being in the County of Greenville, State of South
Carolina, Grove Township, lying on the Western side of S.C. Highway 20, be-
tween Grove Station and Piedmont, and having the following metes and bounds,
to-wit:

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BEGINNING at an iron pin at the corner of property now or formerly of Truman
D. Simmons and running thence along the line of property now or formerly of
Truman D. Simmons, N. 65-53 W., 157 feet to an iron pin at the corner of
property now or formerly of Simmons and property now or formerly of Ila Mae
Stone; thence along the line of property now or formerly of Ila Mae Stone;
N. 31 E., 176 feet to an iron pin at the corner of property now or formerly of
C. B. Dalton; thence along the line of property now or formerly of Ila Mae
Stone, S. 65-53 E., 157 feet to an iron pin on the edge of S. C. Highway 20;
thence along S.C. Highway 20, S. 31-35 W., 176 feet to the beginning. (cont.)
Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting,
ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that
it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty),
and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights there-
unto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of
redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor
shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default
hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever
in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said
property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds
himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against
the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated September , 1978
in the principal sum of \$ 200,000:00 , signed by Carl R. Dickert, President
in behalf of Carl R. Dickert Co., Inc., a corporation organized and existing
under the laws of the State of South Carolina.