

North
Greenville

FILED
GREENVILLE CO. S. C.
OCT 12 1978 MORTGAGE

THIS MORTGAGE, made and entered into this 13th day of October , 1978, by and between PLAINS STREET, a South Carolina partnership, hereinafter (whether one or more in number) called the MORTGAGOR, and COMMUNITY BANK, Greenville, South Carolina, hereinafter called MORTGAGEE.

WITNESSETH: That, in consideration of the loan hereinafter mentioned and to secure its repayment and the faithful performance of all covenants and conditions hereinafter set forth, and in consideration of the sum of Three and No/100 (\$3.00) in hand paid by the said Mortgagee to the Mortgagor, the receipt of which is hereby acknowledged, Mortgagor has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the Mortgagee and its successors, legal representatives and assigns, forever, property in the State of South Carolina, County of Greenville, described in Exhibit A hereto, together with the buildings, structures and improvements now or hereafter erected thereon, all the easements, rights-of-way, licenses, privileges, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits therefrom; and all machinery, apparatus, equipment, and fixtures now or hereafter located in or upon or affixed to or used in connection with said real estate and now owned or hereafter acquired by Mortgagor, including, but without limitation of the generality of the foregoing, all heating, air conditioning, refrigerating, ventilating, lighting, incinerating, fire extinguishing, plumbing, lifting, cleaning, communications and power equipment and apparatus; all gas, water and electrical equipment; shades, awnings, screens, storm doors and windows, floor coverings, draperies, furniture and furnishings; together with all additions thereto and replacements thereof (all of which real and personal property is hereinafter collectively called the "Property").

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The Mortgagor for itself, it's successors and assigns covenants (1) that it is lawfully seized of the estate herein conveyed, and has full power and right to convey and mortgage same; (2) that the Mortgagee hereunder and its successors shall quietly enjoy and possess the same; (3) that it will warrant and defend the title to the same against any and all lawful claims; and (4) that the said estate is free from any encumbrances what

STATE OF SOUTH CAROLINA
DOCUMENTARY
OCT 13 1978
STAMP
TAX
F.B. 11213
258.00

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