

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

AFFIDAVIT
FILED

MORTGAGE OF REAL ESTATE -
S.C.

BOOK 1480 PAGE 531

STATE OF SOUTH CAROLINA } 4 08 PM '79 MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE } BANKERS SLEY ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Hoyt D. Hearn and Lorraine K. Hearn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

personal endorsement and guarantee of the Polk Steel Service Center, Inc. of
(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 Fifty Thousand and no/100 -----

-----Dollars (\$ 50,000.00) due and payable

on demand

as provided in

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

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the
State of South Carolina, County of Greenville, shown as Lot 83 on Plat of Wade Hampton Gardens,
Section III, recorded in Plat Book YY, at Page 179, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Balfer Drive at the joint
front corner of Lots 83 and 84, and running thence with the joint line of said
lots, N. 72-49 W. 154 feet to an iron pin; thence N. 21-06 E. 100 feet to an
iron pin at the joint rear corner of Lots Nos. 83 and 82; thence with the
joint line of said lots, S. 72-53 E. 148.1 feet to an iron pin on the Western
side of Balfer Drive; thence with said Drive, S. 18-11 W. 100 feet to the
point of beginning.

The lien of the within Mortgage is junior in priority to the lien of that
certain mortgage against the within described property given to Aiken-Speir,
Inc. in the original amount of \$45,300.00 recorded in the Greenville County R.M.C.
Office in REM Book 1451 at Page 749, and assigned to Federal National Mortgage
Association on January 30, 1979, as recorded in REM Book 1456 at Page 496.

This is the same property conveyed to the Mortgagors herein by deed of Gary
G. Bartley recorded in the Greenville County R.M.C. Office in Deed Book 1092
at Page 859.

The property described in the within real estate mortgage and other property
included in the real estate mortgage of same date are to secure the note
described hereinabove.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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