

MORTGAGEE'S ADDRESS: 416 E. North St., Greenville, S. C. 29604 1508 173
MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
FILED }
JUL 21 3 58 AM '80 }
S. C. }

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

LEATHERWOOD, WALKER, TODD & MANN

WHEREAS, Hunt, DuPree, Rhine & Associates, Inc.
DONNIE R. LEATHERSLEY

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, 416 East North Street,
Greenville, South Carolina

(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 One Hundred Eighty Thousand and No/100ths-----

----- Dollars (\$180,000.00) due and payable

in full one (1) year after date,
with interest thereon from date hereof at the rate of prime / plus 1/4 of one (1%) per centum per annum, to be paid: quarter-annually.

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:

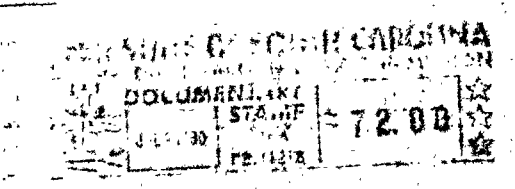
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southern side of Augusta Road, being known and designated as the front portion of Lot #2 on a plat of the property of Mary B. Lewis, recorded in Plat Book E at Page 213 in the R.M.C. Office for Greenville County, and described as follows:

BEGINNING at an iron pin on the southern side of Augusta Road at the joint front corner of Lots #1 and #2 and running thence with the line of Lot #1, S. 29-48 W. 250 feet to an iron pin; thence N. 46-30 W. 90 feet to an iron pin at the corner of Lot #3; thence with the line of Lot #3 N. 25-44 E. 250 feet to an iron pin on the southern side of Augusta Street; thence with the southern side of Augusta Street, S. 46-30 E. 113 feet to the Point of Beginning.

BEING the same property conveyed to the mortgagor herein by deed of Julian G. Hunt dated July 21, 1980, to be recorded herewith and by deed of Helen R. Hammett and Helen H. Floyd dated July 21, 1980, to be recorded herewith.

The lien of this mortgage is second in priority to the lien of that certain mortgage held by First Federal Savings and Loan Association, Greenville, South Carolina, recorded in Mortgage Book 1352 at Page 689, having a present balance of \$36,631.98.

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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 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 is 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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