

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

INTERSECT ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MCWALE, a General Partnership-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK of South Carolina,
Post Office Box 6807, Greenville, South Carolina, 29606-----

(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 Two Hundred Thousand and No/100-----
Dollars (\$200,000.00--) due and payable on demand,

the first advance of funds
with interest thereon from the date of/ at the rate of prime/ per centum per annum, to be paid: quarterly.
plus 1/4 of 1%

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

ALL that certain piece, parcel or lot of land, located in the County of Greenville, State of South Carolina, lying and being on the Eastern side of Old Augusta Road, and being shown as a 3.85 acre tract according to a plat entitled "Property of Frank R. Washic", dated June 12, 1981, by Clifford C. Jones, RLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Eastern edge of the Old Augusta Road and the joint front corner of property herein described and property now or formerly of the South Greenville Fire Department and running thence with line of property now or formerly of South Greenville Fire Department, S. 81-45 E., 146 feet to an old iron pin; thence still with property now or formerly of South Greenville Fire Department, N. 8-10 E., 152 feet to an old iron pin in the line of property now or formerly of the Moon Estate; thence with line of property now or formerly of the Moon Estate, S. 81-45 E., 270 feet to an iron pin; thence still with property now or formerly of the Moon Estate, S. 9-19 W., 461.5 feet to an iron pin, in the corner of property now or formerly of Green; thence with the line of property now or formerly of Green, N. 81-53 W., 406.5 feet to an iron pin on the Eastern edge of Old Augusta Road; thence with the Eastern edge of Old Augusta Road N. 8-08 E., 310.3 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of Elizabeth Frances M. Tripp, et al, recorded in the Greenville County RMC Office in Deed Book 1154 at Page 705 on September 8, 1981.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
JAN 7 1982
\$ 80.00

400 8 30751801

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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