

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DOHN
R.M.C.
FAVERSHAM

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Custom Homes Associates, a General Partnership

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

(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 Thirty Thousand and No/100----- Dollars (\$130,000.00) due and payable

with interest thereon from first disbursement at the rate of prime plus one-half (1/2%) per annum, to be paid:

in accordance with the terms of said note

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:

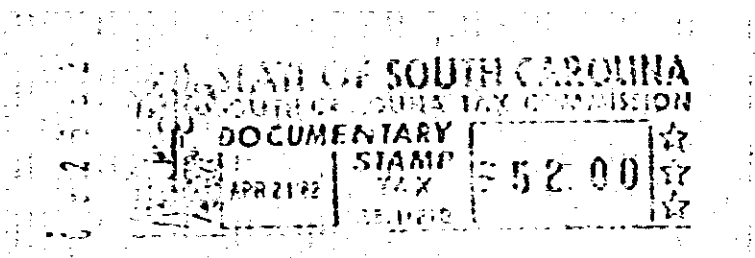
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

being known and designated as Lot 12 as shown on a plat entitled Parkins Knoll prepared by James D. Crain dated May 18, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 34, and having, according to a more recent plat entitled "Property Survey for Custom Homes, Inc.", prepared by Arbor Engineering, dated March 16, 1982, recorded in the R.M.C. Office for Greenville County in Plat Book Q-Z at Page 41, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Parkins Mill Road at the joint front corner of Lot 11 and 12, and running thence along the joint line with Lot 11 S. 87-51 E. 171.09 feet to an iron pin; thence running along the joint line with Lot 13 N. 1-31 E. 149.94 feet to an iron pin lying on the southern side of Faversham Circle at the joint corner with Lot 13; thence running along the southern side of Faversham Circle N. 87-53 W. 144.89 feet to an iron pin; thence running along the intersection of Faversham Circle and Parkins Mill Road S. 47-17 W. 35.28 feet to an iron pin; thence running along the eastern side of Parkins Mills Road S. 1-56 W. 124.97 feet to an iron pin at the joint corner with Lot 11, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Parkins Knoll, Inc. dated March 31, 1982 and recorded in the R.M.C. Office for Greenville County on April 20, 1982 in Deed Book 1165 at Page 559.

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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.

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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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