

416 L. R. 116. 51
Greenville, SC 29601

MORTGAGE OF REAL ESTATE -

BOOK 1571 PAGE 239

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE, S. C. }
MORTGAGE OF REAL ESTATE

MAY 28 11 19 AM '82
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONALD W. BERSLEY
R.M.C.

WHEREAS, Jesse L. Helms, Sr. and Southern Foods, Inc., a South Carolina Corporation
(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank of Greenville

(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 Three Hundred Twenty Thousand and no/100 -----
----- Dollars (\$ 320,000.00) due and payable

May 27, 1983

with interest thereon from May 28, 1982 at the rate of ----- as stated on note
----- per centum per annum, to be paid: Quarterly

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:

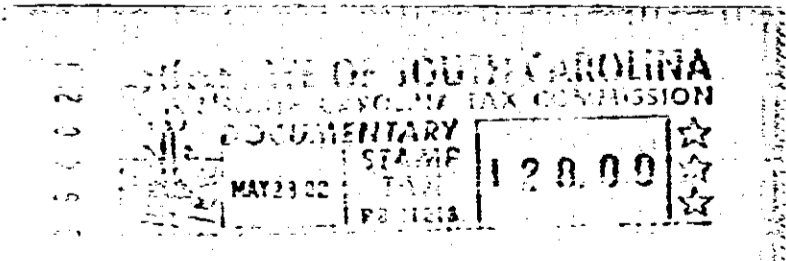
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the
State of South Carolina, County of Greenville

All that piece, parcel or lot of land in the State of South Carolina, County
of Greenville, on the western side of Florida Avenue, near the City of
Greenville, being a portion of Lot 154 on plat of Section 2 of Oak Crest,
recorded in Plat Book GG at Page 131, and a portion of the adjoining pro-
perty shown on said plat, but not a part of said subdivision, and according
to a recent survey of said property is described together, as follows:

BEGINNING at an iron pin on the western side of South Florida Avenue, 50
feet south from Alabama Avenue, at corner of property conveyed to Ballard
Concrete Company, and running thence with the western side of South Florida
Avenue S. 16-29 W. 730.2 feet to a concrete monument; thence N. 63-30 W.
177.3 feet to an iron pin in line of Lot 169 of Oak Crest; thence with
the rear lines of Lots 163 through 169, N. 16-29 E. 531.3 feet to iron pin
at corner of Lot 162; thence with line of said lot N. 22-13 W. 161.7 feet
to iron pin at corner of Lot 155; thence with line of said lot N. 29-12
E. 101.2 feet to iron pin, corner of property of Ballard Concrete Company,
thence with line of said property S. 60-48 E. 259.8 feet to the beginning
corner.

This being the same property conveyed to the mortgagor herein by general
warranty deed of F. Towers Rice dated May 28, 1982, 1982 and recorded
in the R.M.C. Office for Greenville County in Deed Book 1167 at Page
667.

Upon request of Borrower prior to release of this mortgage, the Mortgagee
may make future advances to the Mortgagor. Such future advances, with
interest thereon, shall be secured by this Mortgage when evidenced by a
promissory note stating that said note is secured hereby. At no time shall
the indebtedness secured by the Mortgage exceed the original amount of
the Note, Six Hundred Twenty Thousand and no/100 Dollars (\$620,000.00).



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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.

