

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DOHNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, J. PAT McCOY

(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 Twelve Thousand Five Hundred and No/100-----

Dollars (\$ 112,500.00 ) due and payable

August 24, 1982.

with interest thereon from date at the rate of : ~~percentum per annum pro tempore~~

the prime rated used by Community Bank, with interest 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:

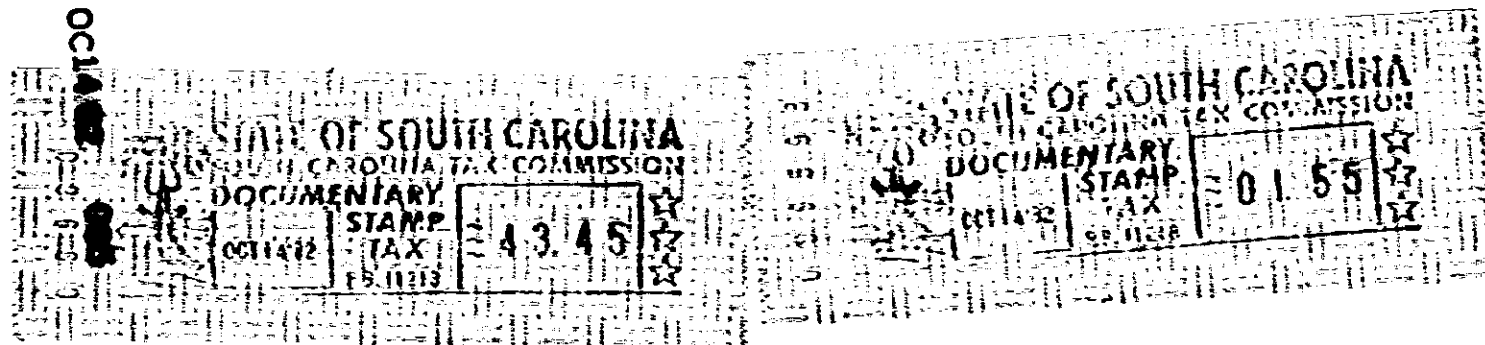
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot of land in the City of Greenville, South Carolina, being situate at the Northwestern corner of the intersection of Augusta Street or Augusta Road and Church Street, and being more particularly described according to survey and plat by Piedmont Engineers and Architects made November 29, 1963, and revised June 10, 1966, and revised again June 21, 1966, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Augusta Street, and running thence N. 64-58 E. 188.72 feet to an iron pin; THENCE S. 26-51 E. 67.8 feet to an iron pin on the Northwestern right-of-way line of Church Street; THENCE with said Street S. 30-41 W. 156 feet to an iron pin; THENCE S. 60-51 W. 57.3 feet to an iron pin on the Northeastern side of Augusta Street; THENCE with said Street N. 26-47 W. 160 feet to the BEGINNING CORNER.

The above described land is a part of Lots 3 and 4, Block B, Cagle Park, as shown on Plat recorded in Plat Book C at Page 238, Register of Mesne Conveyance Office, Greenville County.

This is the identical property conveyed to the Mortgagor herein by Spartan Petroleum Company, Inc. by deed of even date to be recorded simultaneously herewith.



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 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.