

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 25 4 21 PM '83

S. TANKERSLEY  
R.M.C.

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

WHEREAS, GREENWAY GROUP, a General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
COMMUNITY BANK, P.O. Box 6807, Greenville, SC 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

FORTY THOUSAND

Dollars (\$ 40,000.00) due and payable

six months from date,

with interest thereon from date at the rate of 12.5% per centum per annum, to be paid: at maturity

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:

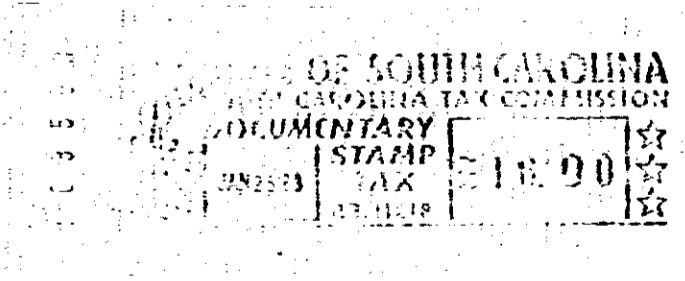
\*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel, or tract of land, situate lying and being in Greenville County, South Carolina, being shown on Plat of Greenway Group, a General Partnership, Revised January 24, 1983, recorded in the RMC Office for Greenville County in Plat Book 9J, at Page 44, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Greenland Drive, at the joint corner of property and Lot 1, and running thence with Greenland Drive the following courses and distances: thence N 89-00 E, 196.86 feet to an iron pin; thence S 84-49 E, 94.90 feet to an iron pin; thence S 65-32 E, 115.5 feet to an iron pin; thence leaving Greenland Drive and running thence S 11-05 E, 49.4 feet to an iron pin; thence with the rear line of subject property, N 86-53 W, 405.26 feet to an iron pin; thence N 01-07 W, 79.53 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to Mortgagor by deed from M. William Bashor, Jr., John F. Palmer and Ernest E. Lawrimore, dated April 10, 1979, recorded in Deed Book 1101, Page 76.

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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.  
4. 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.

