

MORTGAGE OF REAL ESTATE—Offices of Ashmore and Hunter Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ENOREE RIVER SAND CO., A GENERAL
PARTNERSHIP, (hereinafter referred to as Mortgagor) SEND(\$\$) GREETING:

WHEREAS, the 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

. SEVENTY THOUSAND AND 00/100 DOLLARS (\$ 70,000.00)
with interest thereon from date at the rate of 13% per centum per annum, said principal and interest to be repaid: as set out in 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, in Chick Springs Township, on the south side of Super Highway 29, about one-half mile west of Chick Springs on the south side of U.S. Super Highway containing twelve (12) acres, more or less, and having the following metes and bounds, to-wit:

Tract 1: Beginning at an iron pin on the south side of the right-of-way of said Super Highway, corner of property of Ashmore Bros., Inc., and running thence with the line of said property S. 36-40 E., 290 feet to an iron pin, corner of property now or formerly of J. S. Brown; thence with the line of said property N. 55-18, E., 150 feet to an iron pin; thence continuing with the line of said property, N. 36-40 W., 290 feet to an iron pin on the south side of the right-of-way of the Super Highway; thence with the south side of said right-of-way S. 55-18 W., 150 feet to the beginning corner.

Tract 2: Beginning at an iron pin on the southeast side of the right-of-way of the said Super Highway, said pin being one of the highway right-of-way pins, corner of property of S. T. Bright; thence with the southeast side of said right-of-way S. 53-09 W., 321.7 feet to an iron pin at an off-set in said right-of-way; thence with the offset S. 37-22 E., 35 feet to an iron pin; thence continuing with the southeast side of said right-of-way S., 53-09 W., 250 feet to a point in the center of Enoree River; thence down the river with the center thereof as the line, S. 1-00 W., 45 feet to a bend; thence continuing with the center of said river, S. 10-00 E. 500 feet to a bend; thence continuing S. 4-45 E. 228.5 feet to a bend; thence S. 60-45 E., 100 feet to a bend; thence N. 85-40 E., 147 feet to a bend; thence N. 2-50 W., 200 feet to a bend; thence N. 35-35 E., 714 feet to a point in said river; thence in a northwesterly direction 44 feet to a stake on the bank of said river in line of property of S. T. Bright; thence with the line of said property, N. 36-40 W., 490 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed of Mack A. Ashmore dated May 1, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1101 at Page 865 on May 7, 1979.

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