MORTGAGE OF REAL ESTATE Form Prepared by Haynsworth Perry Bond Moore & Edwards, Attorneys at Law, Greenville, S.C.

Community Bank
P. O. Box 6807
Greenville, SC 29606

The State of South Carolina,

County of Greenville

GREEN FILED
AUG 7 11 [illegible] '83

To All Whom These Presents May Concern:

FQ Associates, a South Carolina General Partnership, SENDS GREETING:

Whereas, the said FQ Associates in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Community Bank

in the full and just sum of Two Hundred Seven Thousand and 00/100 ($207,000.00) Dollars, to be paid in accordance with the aforesaid promissory note

~~with interest thereon from~~

~~[illegible]~~

until paid in full; all interest not paid when due to bear interest at same rate as principal, and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of his or its interests to place, and the holder should place, the said note or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said FQ Associates for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Community Bank according to the terms of the said note, and also in consideration of the further sum of Three Dollars to it the said FQ Associates in hand well and truly paid by the said Community Bank at and before the signing of these Presents the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

Community Bank, its successors and assigns:

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