

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
MORTGAGE OF REAL ESTATE

THIS MORTGAGE made this 10<sup>th</sup> day of January, 1984, by THE CREEKSIDE PARTNERSHIP, a South Carolina general partnership, (hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK (hereinafter referred to as "Mortgagee"), whose address is 416 E. North Street, Greenville, SC 29601.

WITNESSETH:

THAT WHEREAS, The Creekside Partnership, a South Carolina general partnership, is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and No/100 Dollars (\$50,000.00), which indebtedness is evidenced by the Note of The Creekside Partnership, a South Carolina general partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 10, 1985 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$50,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown on a survey on a plat entitled "Survey for Creekside Partnership" prepared by W. R. Williams, Jr., Engineer/Surveyor, Inc., PE & LS, dated January 2, 1984, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-A at Page 78 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin along the northeastern edge of the cul-de-sac of Marcus Blvd. and running N. 67-20 E. 178.74 feet to an iron pin on the bank of a branch; thence with the center line of the branch as the line, the traverse line of which is N. 52-41 W. 175.73 feet to a point in the line of property now or formerly of Bolt; thence running along the line of property of Bolt, N. 52-59 E. 235.65 feet to an old iron pin; thence running along property now or formerly of Bramlett S. 40-41 E. 346.6 feet to an old iron pin; thence running along the line of property now or formerly of Shelton S. 41-22 E. 25.0 feet to an iron pin; thence turning and running along other property of T.M.M. of Greenville S. 52-59 W. 135.0 feet to the center line of a branch; thence running along the center line of said branch, the traverse line of which is N. 50-41 W. 77.44 feet to a point, thence S. 85-10 W. 50.0 feet to a point, thence N. 49-50 W. 70.0 feet

LEATHERWOOD, WALKER, TODD & MARR

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
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