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MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JAN 17 4 01 PM '81
DONALD S. WERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KATHLEEN L. HARVEY

(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
TWO HUNDRED THOUSAND TWO HUNDRED FORTY & NO/100----- Dollars (\$ 200,240.00) due and payable

on or before one year from date hereof.

with interest thereon from date at the rate of prime lending per centum per annum, to be paid: monthly
Community Bank plus One-half (1/2%)

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

PARCEL A:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being a portion of Pelham Pointe Subdivision and designated as Lot # 3 on a plat by Richard D. Wooten, Jr., dated 1/22/80 entitled Pelham Pointe Professional Park, such plat being recorded in Plat Book 7-X, at Page 69 in the RMC Office, having the following metes and bounds, to-wit:

BEGINNING at an iron pin, said pin located 178.30' southwest of Pointe Circle, thence S. 61-50 W. 90' to an iron pin, thence N. 27-26 W. 137.56' to a point; thence N. 61-50 E. 88.24' to a point; thence S. 28-10 E. 137.55' to beginning.

PARCEL B:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being a portion of Pelham Pointe Subdivision and now designated as a portion of Lot # 3 on a plat of Richard D. Wooten, Jr. dated 12/22/80 entitled "Revised" Pelham Pointe Professional Park, such plat being recorded in Plat Book 97, at Page 66 in the R.M.C. Office and such parcel formerly being a part of Lot # 2 on plat recorded in Plat Book 7-X, at Page 69, and having the following metes and bounds, to-wit:

BEGINNING at a point at the joint corner of property of Grantor, Henderson Advertising, and now or formerly of Michael G. Medcalf and David F. Watson, Jr., and running thence South 61-50 minutes West 80.0 feet to a point; thence running North 28-10 minutes West 20.0' to a point; thence running North 61-50 minutes East 80.0 feet to a point; thence running South 28-10 minutes East 20.0 feet to a point, being the point of beginning.

PARCEL C:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being a portion of Pelham Pointe Subdivision and now designated as a portion of Lot # 3 on a plat by Richard D. Wooten, Jr., dated 12/22/80 entitled, "Revised" Pelham Pointe Professional Park, such plat being recorded in Plat Book 9-F at Page 66 in the R.M.C. Office

(CON'T. ON ATTACHED SHEET)
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 such 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.

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