

FILED
GREENVILLE S.C.
JAN 16 1984
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, H. P. MOODY

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, whose address is Post Office Box 6807, Greenville, SC 29606,

Moody Products, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

FIFTY THOUSAND AND NO/100-----Dollars (\$50,000.00) due and payable on or before April 16, 1984,

with interest thereon from _____ date _____ at the rate of 18 Prime plus 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 Greenville, consisting of 15.2 acres, more or less, according to a compiled plat for H. P. Moody prepared by W. R. Williams, Jr., Engineer/Surveyor, dated January 16, 1984, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of S.C. Hwy. #250 at the joint front corner of property belonging to Crain, and running thence with the right-of-way of S.C. Hwy. #250, N. 32-09 E. 612.7 feet, more or less, to a point, joint corner with other property of the Mortgagor; thence N. 58-30 W. 1,588.6 feet, more or less, to a point; thence N. 78-30 W. 269.3 feet to a point; thence S. 16-00 E. 256.2 feet to a point, joint corner with property of W. R. Grace Co.; thence S. 67-15 E. 767.1 feet to a point; thence S. 14-15 W. 207.6 feet to a point; thence S. 23-45 E. 564.9 feet to a point, joint corner with property of Furman University; thence S. 66-15 E. 130 feet to a point; thence S. 62-45 E. 100.8 feet to a point; thence N. 33-30 E. 23 feet to a point, joint corner with property of Crain; thence S. 62 E. 132 feet, more or less, to a point on the western side of S.C. Hwy. #250, the point of beginning.

This being a portion of that property conveyed to the Mortgagor by deed of the South Carolina State Highway Commission recorded May 30, 1949, in the RMC Office for Greenville County in Deed Book 383 at Page 92.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 20.00
FEB 2 1984

4.00001

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.

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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