

GADDY & DAVENPORT, PA. ATTORNEYS AT LAW

Mortgage of Real Estate

State of South Carolina
County of GREENVILLE

FILED
GREENVILLE, S.C.
MAR 9 2 45 PM '84
DONNIE S. TANNER

Vol 1551 p. 365

THIS MORTGAGE is dated March 9, 1984

THE "MORTGAGOR" referred to in this Mortgage is Strange Brothers Grading Co.

whose address is 400 Brushy Creek Road, Taylors, S. C. 29687

THE "MORTGAGEE" is Community Bank

whose address is P. O. Box 6807, Greenville, S. C. 29602

THE "NOTE" is a note from Strange Brothers Grading Co.

to Mortgagee in the amount of \$ 60,000.00, dated March 8, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is On Demand, 19. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ NONE, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

ALL that certain tract of land lying in Greenville County, State of South Carolina on the northern side of U. S. Highway 29 and the Enoree River, shown as 10.18 acres on a survey prepared by Arbor Engineering, dated October 21, 1983 and being further described according to such survey as follows:

BEGINNING at an iron pin on the northern side of the right of way for U. S. Highway 29 at the joint corner of the within described property and the property now or formerly owned by Louise E. Hale; thence running along the Hale property N. 14-36 W. 643.60 feet to an iron pin on the northwestern side of a paved road; thence along the line of property now or formerly owned by Hawkins N. 65-56 E. 233.0 feet to an iron pin at the corner of property now or formerly owned by Soughter Bridge Investment Company, et al.; thence continuing along the Soughter property N. 65-56 E. 622.08 feet to an iron pin; thence continuing to a point in the center line of the Enoree River N. 65-56 E. 32.14 feet to a point; thence continuing along the center line of the Enoree River S. 2-28 E. 175.42 feet to a point in the center of Enoree River; thence continuing along the center of Enoree River S. 16-32 W. 165.42 feet; thence S. 3-15 W. 222.46 feet to a point; thence S. 0-38 W. 25.64 feet to a point on the northern side of the right of way of U. S. Highway 29; thence continuing along the northern side of the right of way for U. S. Highway 29 S. 53-21 W. 257.15 feet to an iron pin; thence continuing along the northern side of such right of way S. 73-40 W. 106.63 feet to an iron pin; thence continuing along such right of way S. 52-34 W. 361.23 feet to the point of beginning.

Being the same property conveyed to Strange Brothers Grading Co. by deeds of Robert R. Adams, et al. to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAR-84 TAX 24.00
RECEIVED

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):