

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

Grantee's Address:

P.O. Box 6807

Greenville, SC 29606

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS J.E.M., INC.

(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 Forty Five Thousand and NO/100-----

Dollars (\$ 45,000.00) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 5% per centum per annum, to be paid: per terms of note

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, as being shown on a plat entitled Survey for Patrick J. Rodrigue and Susan L. Rodrigue made by Carolina Surveying Company on January 3, 1978, and being recorded in the Greenville County RMC Office in Plat Book 6L, Page 39 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Donkle Road, at the corner of the property shown as Commodity Warehouse Co., Inc., and running thence N. 37-56 E., 260.3 feet to an old iron pin; thence along the common line of the Katherine C. Ross property N. 83-80 E., 383 feet to an iron pin; thence running along the common line of the Rodrigue Manufacturing Co., Inc. property S. 37-56 W., 528.3 feet to an iron pin on Donkle Road; thence along the eastern side of Donkle Road N. 52-05 W., 273.5 feet to an old iron pin, being the point of beginning.

This being the same property conveyed unto Mortgagor herein by Deed of Patrick J. Rodrigue and Susan L. Rodrigue, dated the 23 day of March, 1984, recorded the day of March, 1984, in the RMC Office for Greenville County, South Carolina, in Deed Book 1208 at Page 849.

*the term Promissory Note as used in this Mortgage shall include that certain Guaranty Agreement dated March 23, 1984, and given by James E. Meeks to Community Bank.

STATE OF SOUTH CAROLINA
CAROLINA TAX COMMISSION
DOCUMENTARY
MARCH 24 1984
STAMP TAX \$ 18.00
EP 11216

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. 400 3 21A01

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