

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NORTHWAY PROPERTIES, INC., A South Carolina Corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK OF SOUTH CAROLINA, P.O.
Box 6807, Greenville, SC 29606

(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 FOUR HUNDRED THOUSAND AND NO/100 ----- Dollars (\$400,000.00) due and payable

according to the terms of the note signed of even date herewith.

~~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:~~

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, and being shown on survey prepared by Freeland and Associates dated August 11, 1981, said survey being recorded in Plat Book 8S, Page 95, in the RMC Office for Greenville County, South Carolina, reference to said plat being made for a metes and bounds description of said lot.

DERIVATION: This being the same property conveyed to the mortgagor by deed of Robert D. Garrett, dated July 13, 1982 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1170 at page 78.

This conveyance is subject to all restrictive covenants, rights-of-way, easements, setback lines, and other encumbrances which may appear of record or on the property specifically the sewer easement given to Dove Broadcasting Corporation as recorded in Deed Book 1154 at page 738.

ALSO: ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.298 aced as shown on plat entitled "Property of Venture Development" as prepared by Campbell & Clarkson Surveyors, Inc., dated April 2, 1976 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Rutherford Road and running thence along said right-of-way S. 78-05 E. 53.4 feet to an iron pin; thence continuing along said right-of-way S. 75-54 E. 691.02 feet to an iron pin located approximately 525.3 feet from U.S. Highway 29; thence leaving said right-of-way and running S. 3-28 W. 70 feet to a point located on the northern side of the right-of-way of the P & N Railroad; thence S. 3-28 W. 57.5 feet to a point in the center of said P & N Railroad right-of-way; thence along the center line of said railroad right-of-way N. 86-33 W. 732 feet to a point; thence N. 3-27 E. 57.5 feet to the edge of said railroad right-of-way; thence continuing N. 3-28 E. 205.5 feet to an iron pin in the right-of-way of Rutherford Road being the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor by deed of Robert D. Garrett, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1210 , Page 885 , on April 20 , 1984.

ALSO: ALL that certain piece, parcel, or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the south side of Rutherford Road, near the town of Taylors, being a portion of the property shown on a plat of the property of Brent Corporation, prepared by

(PROPERTY DESCRIPTION CONTINUED ON SCHEDULE A)

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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