

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, Hal-Bar Plumbing Corporation, a corporation organized and existing under the laws of the State of South Carolina, (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, in the sum of: **Ninety Two Thousand Five Hundred Fifty Four and 20/100----- Dollars (\$ 92,554.20)** due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 16.5% per centum per annum, to be paid as provided for in said note; and,

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:

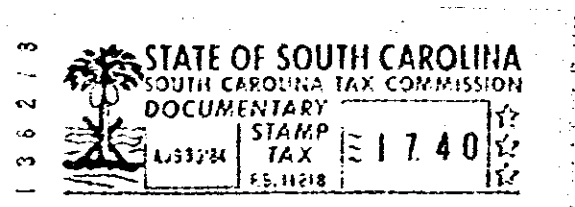
ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the western side of Augusta Road, Greenville County, South Carolina, being shown and designated as Lot No. 4 on a plat of PROPERTY OF ALMA EUNICE JONES, made by W. J. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S. C. in Plat Book M, page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake at corner of an unnamed street and running thence with the unnamed street, N. 45-02 W. 200 feet to a stake; thence S. 44-59 W. with line of Lot No. 47 100 feet to a stake; thence S. 45-02 E. 200 feet to a stake on Augusta Road; thence with Augusta Road, N. 44-59 E. 100 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor by deed of Gilbert E. Lewis and Flora J. Lewis, dated September 15, 1972, recorded in the RMC Office for Greenville County, S. C. in Deed Book 956, page 332 on September 27, 1972.

The gross amount of the Note above referred to includes add-on interest and the net proceeds are in the sum of \$58,000.00.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.