

MORTGAGE - INDIVIDUAL FORM

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. KENNETH BOLT

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, P. O. Box 6807, Greenville, South Carolina 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 One Hundred Ten Thousand and no/100ths Dollars (\$ 110,000.00) due and payable as set forth in said notes.

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

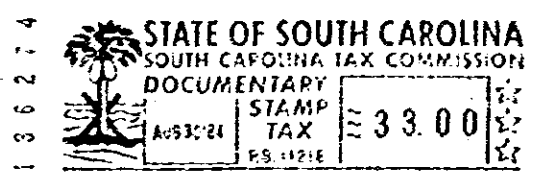
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, containing 3.68 acres, more or less, situate, lying and being on the eastern side of Hudson Road, in Greenville County, South Carolina, being a portion of 8.536 acres shown on a plat of the PROPERTY OF B. KENNETH BOLT, recorded in the RMC Office for Greenville County, S. C., in Plat Book 8-F, pge 40, and having according to a complied plat for Kenneth Bolt made by Freeland & Associates, Engineers, dated August 21, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hudson Road at the corner of property owned by Jo Hudson, Lillian H. Scarr, Aileen H. Pierson, et al, as Trustees, (this beginning point being the northwesternmost portion of the original 8.536 acre tract) and thence with the line of said property, S. 84-15 E., 154.1 feet to a point; thence N. 57-45 E., 105.9 feet to a point; thence N. 24-03 E., 239.8 feet to a point; thence along the line of Merrifield Park Subdivision, S. 37-46 E., 210.8 feet to an iron pin; thence continuing along the line of said subdivision, S. 59-47 E., 238.80 feet to a point; thence along the line of property owned by David S. Boyd, Jr., S. 23-51 W., 291.72 feet to an iron pin; thence continuing along the line of said property, S. 87-13 W., 271.52 feet to a point; thence N. 06-57 E., along the line of other property of Mortgagor, 226.53 feet to an iron pin; thence continuing along the line of said property, N. 84-15 W., 322 feet to an iron pin on Hudson Road; thence along the eastern side of Hudson Road, N. 06-57 E., 50 feet to the point of beginning.

The above described property is a portion of the same conveyed to B. Kenneth Bolt by deed of Aileen H. Pierson, et al recorded in the RMC Office for Greenville County, S. C., in Deed Book 1135, page 810, on October 20, 1980.

This mortgage secures a note in the sum of \$40,000.00 given by B. Kenneth and Mary P. Bolt to Community Bank and a note from Moppets, Inc., a South Carolina corporation to Community Bank in the sum of \$70,000.00, of even date herewith.



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.

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.

The Mortgagor further covenants and agrees as follows:

That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.