Mark St., Greville, S.C.

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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

'80 16 3 29 PM

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MASCOE SYSTEMS CORPORATION,

(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

SEVENTY-FIVE THOUSAND AND NO/100 ---------- Dollars ($ 75,000.00) due and payable
Per terms of note of even date herewith.

1. All matters which appear of record in the Land Records in the R.M.C. Office for Greenville County.
2. Any state of facts an accurate surevey and/or a personal inspection of the premises would reveal.
3. Taxes to the County of Greenville not yet due and payable which the Grantee assumes and agrees to pay.
4. Any and all rights acquired by the condemning authority arising from the taking of land in respect to the construction of S.C. Highway 107.

ADAM FISHER, JR.
ATTORNEY AT LAW

SATISFIED

This 4 Day of May, 1982

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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 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 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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