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

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Gerald L. Barber

(hereinafter referred to as Mortgagor) has executed and delivered unto Community Bank

his individual guaranty of payment on note of Venture Ride Mfg., Inc.

(hereinafter referred to as Mortgagee) [illegible]

guaranteeing full payment and performance of a loan between mortgagee and Venture Ride Mfg., Inc., the terms of which are incorporated herein by reference; said loan is evidenced a promissory note in the amount of $200,000.00, with interest at the variable rate of one (1%) over the prime lending rate as declared by Community Bank, to be paid as provided in said note.

WHEREAS, the Mortgagor may be liable to the said Mortgagee [illegible]

NOW, KNOW ALL MEN, that the Mortgagor [illegible]

All that certain piece, parcel or tract of land [illegible] Greenville, on the eastern side of S. C. Highway No. 14 in Chick Springs Township, in the Pleasant Grove Baptist Church Community, containing 6.43 acres, more or less, near the City of Greer, being shown on a plat for Jerry L. Barber made by Webb Surveying & Mapping Co., dated August, 1972, and being a portion of Tract No. 3 of the property of the T. J. Farmer Estate as shown on a plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4O at Page 11, and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at a corner on the eastern side of S. C. Highway No. 14 at the corner of property now or formerly owned by Colvin Farmer and running thence with the line of said property N. 66-22 E. 314 feet to an iron pin; thence along the line of property now or formerly owned by Maudie Keller Farmer S. 19-40 E. 356.5 feet to an iron pin; thence S. 54-35 W. 631.5 feet to an iron pin, an old corner; thence N. 32-49 W. 185 feet to an iron pin; thence N. 29-15 W. 144 feet to an iron pin on the eastern edge of S. C. Highway No. 14; thence along the eastern side of S. C. Highway No. 14 N. 7-39 W. 115 feet to an iron pin, the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Venture Ride Manufacturing, Inc. dated October 31, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 949 at Page 510 on November 3, 1972.

The lien of the within mortgage is second and subsequent to the lien of that mortgage given by Gerald L. Barber to the South Carolina National Bank in the original principal amount of $390,000.00 dated May 18, 1976 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1365 at Page 18.

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Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, lighting fixtures now or hereafter attached, connected, or fitted thereto in a manner adapted to the premises, it is the intention of the parties hereto that all such fixtures and equipment, other than the mortgagor's 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.