

MARBANKS, CHAPMAN, BROWN & HARTER, P.A., 111 TOY STREET, GREENVILLE, S.C. 29603
MURKIN/EX-1970-819.0-ALE

1400 820

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 23 1970 AM '70
DONIE S. TANKERSLEY
R.M.C.

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 Mortgagor, dated October 11, 1970, in the sum of \$200,000.00, and
hereinafter referred to as Note.

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 one or more of the said Mortgagors in the amount of one-half of the
Mortgagor's interest for taxes, insurance premiums, judgments, attorney's fees and other expenses.

NOW, KNOW ALL MEN, THAT the Mortgagor, in consideration of the above and for other good and sufficient cause of fact, and to the
better and further satisfaction of the Mortgagor, doth make and declare this instrument to be a valid, true and certain mortgage, and
hereby, and does hereby, convey, sell, alienate, assign, transfer, set over, and give to the Mortgagor, all of the right, title, and interest
in and to the whole and several parts of the property described in the following manner, and to the intent and purport hereof, to have the same
fully and entirely released, discharged, and satisfied.

ALL that certain piece of land, situate in Greenville County, State of South Carolina, in the town of Greenville,
on the eastern side of S. C. Highway No. 14 in Chick
Springs Township, in the Pleasant Grove Baptist Church Community, containing 5.43 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 L. J. Farmer Estate as shown on a plat recorded in the R.M.C. Office
for Greenville County, S. C. in Plat Book 60 at Page 11, and having, according to the first
mentioned plat, the following notes 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. 46-22 E. 714 feet to an iron pin; thence along the line of
property now or formerly owned by Eddie Keller Farmer S. 10-40 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. 24-15 W. 174 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 point.

This is the identical property covered to the Mortgagor herein by deed of Venture
Ride Manufacturing, Inc. dated October 11, 1970 and recorded in the R.M.C. Office for
Greenville County, South Carolina in Deed Book 350 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 15, 1976 and recorded in the
R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1368 at Page 18.

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