STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS.

Independent Properties, Ind.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

thereinafter referred to as Mortgagee) as evidenced by the Mortgagoe's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Hundred Twenty Thousand and No/100----- Pollars (\$ 220,000.00) due and payable

one year from date, with interest thereon payable monthly commencing on the first day of May, 1983, and continuing for the next elevenconsecutive months

with interest thereon from date

at the rate of 12.5

per centum per annum, to be gaid:

monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

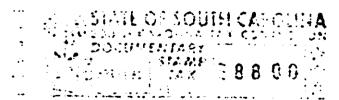
NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aloresaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor it any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dellars (55.60) to the Mortgagor in hand well and truly guid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

(SEE SCHEDULE A ATTACHED HERETO)

This is a portion of the same property conveyed to the Mortgagor herein by deed of Lillie Singleton dated December 17, 1982, and recorded in the Office of the RMC for Greenville County in Deed Book 1179 at Page 357. A portion of this property was conveyed to Mortgagor by deed of W. D. Cannada dated March 31, 1983, to be recorded herewith.

The mortgagee agrees to release any of the improved lots for a consideration of \$7,500.00.



Together with all and singular rights, members, hereditanents, 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 fustures now or hereafter attached, connected, or fitted thereto in any number; it being the intention of the parties hereto that all such fustures and equipment, other than the usual brusehold furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beirs, successors and assigns, forever

The Mortgagor covenants that it is leafully secred of the premises betremakene 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 berein. The Mortgagor further covenants to warrant and forever defend all and simplifie the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO INC.

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Trase Will