

HORTON, DRAWDY, HAGINS, WARD & JOHNSON, P.A. 307 PETTIGRU ST., GREENVILLE, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.C. MORTGAGE OF REAL ESTATE

APR 23 12 57 PM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONN W. HARRERSLEY
Virgil L. Clark, d/b/a Baffin Island Holding Co., a Sole
Proprietorship,

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Thousand and No/100-----
Dollars (\$ 30,000.00) due and payable

according to terms of promissory note executed of even date herewith,

BEGINNING at an iron pin on the Southeastern side of Old Spartanburg Road at the joint front corner of Lots Nos. 61 and 62 and running thence with the line of Lot No. 62, S. 26-22 E. 125 feet to an iron pin; thence N. 69-35 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 60 and 61; thence along the line of Lot No. 60, N. 24-02 W. 125 feet to an iron pin on the southeastern side of Old Spartanburg Road; thence along the southeastern side of Old Spartanburg Road, S. 69-20 W. 90 feet to the point of beginning.

6-200
23081001
1010
1981

This is a portion of the property conveyed to the Mortgagor herein by deed of Baffin Island Holding Co., A Partnership, dated April 1, 1977, and recorded in the REC. OFFICE for Greenville County, S. C. in Deed Book 1056 at Page 1539, 10/1/77.

This 24 Day of March 1981

Together with all and singular the rights, appurtenances, and appertaining thereto, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or in any manner, in 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) 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, refinances or credits that may be made hereunder by the Mortgagee 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.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

1356

1356 RV 2