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Mortgagee's address: P.O. Box 6907, Greenville, SC 29606  
HORTON, DRAWDY, MARCHBANKS, ASHWORTH, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1473 140

MORTGAGE OF REAL ESTATE 70 457

JUL 17 2 10 PM '79  
JONES, TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BARRS HOLLOW DEVELOPMENT COMPANY, a General Partnership

hereinafter referred to as Mortgagee) is well and truly indebted unto COMMUNITY BANK

hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Hundred Thousand and No/100

Dollars (\$ 300,000.00) - 1 due and payable

Bank when requested to do so by the Mortgagor herein.

This is a portion of the property conveyed to the Mortgagor herein by deed of P. J. Collins, et al., recorded in the Greenville County REC Office in Deed Book 1106, at Page 851 on the 17th day of July, 1979.

RECORDED IN GREENVILLE COUNTY, SOUTH CAROLINA  
DEED BOOK 1106 PAGE 851  
JUL 17 1979

PAID & SATISFIED  
This 10th Day of August 1980  
S. J. H. [Signature]  
COMMUNITY BANK  
GREENVILLE, S.C.

Together with all and singular rights, tenements, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 fixed thereto in any manner, it 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 hereinafter 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 in 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, readvances or credits that may be made hereafter to the Mortgagor 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 property 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.

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