

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

## MORTGAGE OF REAL ESTATE

JAN 25 9 32 AM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DENNIS S. TANKERSLEY  
R.M.C.

WHEREAS, I, WILLIAM RICHMOND FAIRBANKS

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

COMMUNITY BANK  
P.O. Box 6807  
Greenville, South Carolina

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

EIGHTEEN THOUSAND AND NO/100

Dollars (\$ 18,000.00 ) due and payable

in one hundred eighty (180) days from date

with interest thereon from date at the rate of 12% per centum per annum, to be paid as stated above

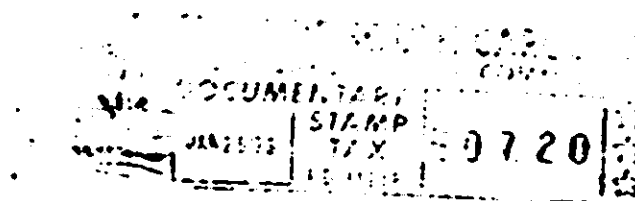
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid 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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, 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, being on the Northwest side of Jervey Road, in Paris Mountain Township, being shown as Lots 6 and 7 on plat of Hillendale Estates made by Madison H. Woodward, Surveyor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book B at page 145, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of the Jervey Road at joint front corner of Lots 5 and 6, and running thence along the line of Lot 5, N. 38-30 W. 365 feet to an iron pin; thence N. 51-30 E. 200 feet to an iron pin; thence along the line of Lot 8, S. 38-30 E. 387 feet to an iron pin on the Northwest side of Jervey Road; thence along the Northwest side of Jervey Road, S. 57-58 W. 201.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Josephine W. Stevenson dated August 1, 1973 and recorded in the RMC Office for Greenville County in Deed Book 980 at page 739 on August 2, 1973.

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Together with all and singular rights, members, hereditaments, 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 fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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 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.