

FILED
GREENVILLE CO. S. C.

1980 MAR 10

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 29 4 08 PM '80
DONNIE LANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, TOMMY M. STEVENSON

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

THE COMMUNITY BANK

(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

FORTY THOUSAND AND 00/100----- Dollars (\$ 40,000.00) due and payable

with interest thereon from date at the rate of 14 per centum per annum, to be paid:

March 30, 1981.

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:

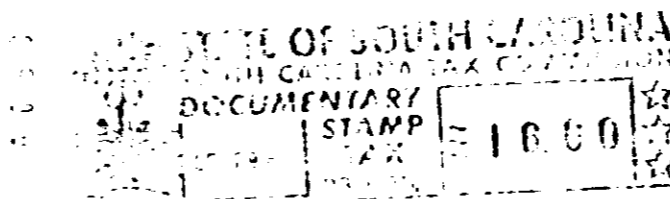
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel, or lot of land, situate, lying and being on old Woodruff Road (also known as Rocky Creek Road, also known as Scuffletown Road) in the State of South Carolina, County of Greenville, being shown on a Plat prepared by Carolina Surveying Company, dated May 16, 1979 and recorded in Plat Book 7-R, at Page 86, and having the following description:

BEGINNING at the Southeast corner of property heretofore conveyed to Thomas M. Stevenson and Pauline Stevenson by Deed of Barbara W. Ellison dated September 8, 1978 and recorded in Deed Book 1087, at Page 8, at the corner of Harris Property at a point in the center of Old Woodruff Road and running thence S. 81-45 W. 208 feet; thence turning and running N. 7-15 W. 441 feet; thence turning and running N. 81-45 E. 208 feet to a point on the Eastern boundry line of the tract, adjoining Stephens; thence turning and running S. 7-15 E. 441 feet along the Stephens and Harris property line to a point in the center of Old Woodruff Road, the point of beginning; being the property conveyed to the grantor by deed of Paulene Stevenson dated October 22, 1979 and recorded in Deed Book 1113 at Page 970.

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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.

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