STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES M. MILES and BRENDA J. MILES

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

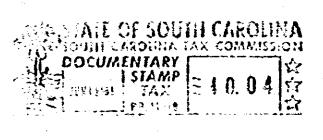
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, as shown on a plat for James M. Miles and Brenda J. Miles dated June 18, 1979, prepared by R. B. Bruce, Registered Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-H at Page 55, and also being shown as part of Lot 158, Lots 159 through 169 and part of Lot 170 on a Plat of MARSHAL FOREST which is recorded in said R.M.C. Office in Plat Book "H" at Pages 133 and 134. Reference to said plats is hereby craved for a more detailed and accurate description of the metes and bounds of said property.

This Mortgage is second and subordinate to that Mortgage given to Carolina National Mortgage Investment Company dated June 21, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Book 1471 at Page 107; said Mortgage has subsequently been assigned to Life Insurance Company of Georgia by Assignment dated June 21, 1979, and recorded in said R.M.C. Office in Book 1471 at Page 112.

This is the same property conveyed to the Mortgagor herein by Deed of Elizabeth Ramseur Norwood, dated March 3, 1976, and recorded April 2, 1975, in the R.M.C. Office for Greenville County, South Carolina, in Book 1034 at Page 63, and by Deed of Elizabeth R. Ballenger (formerly Elizabeth R. Norwood), George Alexander Norwood and Aimee Marie Norwood dated January 21, 1976, and recorded April 2, 1976, in said R.M.C. Office in Book 1034 at Page 64.



ENVILLE OFFICE SUPPLY CO/ING

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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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 heireinabove 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.