MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

300x1557 745:173

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, FURMAN L. GREGORY & BRENDA C. GREGORY,

thereinafter referred to as Mortgagor) is well and truly indebted unto

COMMUNITY BANK

(tereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herowith, the terms of which are incorporated herein by reference, in the sum of NINE THOUSAND NINE HUNDRED FIFTY-TWO AND 80/100-----
Dollars (\$ 9.952.80) due and payable

\$165.88 per month for 60 months beginning December 15, 1981, payments applied first to interest and balance to principal

with interest thereon from

date

at the rate of 18%

per centum per annum, to be paid:

monthly

WHEREAS, the Mortgagor may bereafter 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 included to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, containing 2.57 Acres on Settlement Road according to a plat made for Furman L. Gregory by W. R. Williams, Jr., Engineer, October 27, 1981, and having according to said plat the following courses and distances, to wit:

BEGINNING at nail and cap in the center of Settlement Road at the joint front corner of property of Searcy and running thence along the approximate center of said Settlement Road N. 7-03 W. 143.4 feet to a nail and cap; running thence along property now or formerly of Lowe N. 78-17 E. a total of 683.6 feet to iron pin; running thence along line of property now or formerly of Mace S. 22-11 E. 177.7 feet to iron pin; running thence along property now or formerly of Searcy S. 80-47 W. a total of 728.2 feet to nail and cap in center of Settlement Road.

This being the same property conveyed to the Mortgagors herein by deed of Donald J. Williams, Sr. of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

DOCUMENTARY STAMP 12 SO 17

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:

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 it 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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