

STATE OF SOUTH CAROLINA } FILED MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } GREENVILLE CO. S.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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DONNIE S. TANKERSLEY

WHEREAS James E. Barbrey and Deborah W. Barbrey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, S.C.  
416 East North Street

(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

Fourteen Thousand Five Hundred Dollars (\$14,500.00 ) due and payable

with interest thereon from even date at the rate of 18 per centum per annum, to be paid according to said note.

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:

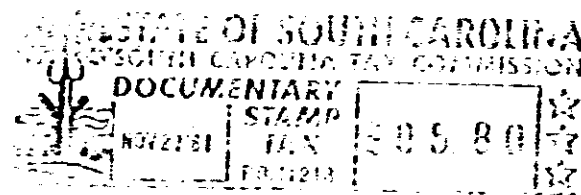
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Travelers Rest, being on the northerly side of Cox Drive, and being known and designated as Lot 34 on Plat of Sunny Acres as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB, Pages 168 and 169 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Cox Drive, said pin being the joint front corner of Lots 33 and 34 and running thence with the common line of said lots N. 43-30 E. 155 feet to an iron pin, the joint rear corner of Lots 33 and 34; thence N. 46-30 W. 175 feet to an iron pin, the joint rear corner of Lots 34 and 35; thence with the common line of said lots S. 5-50 W. 218.1 feet to an iron pin on the northerly side of Cox Drive; thence with the northerly side of Cox Drive on a curve 50 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property covenyed to Mortgagor herein by deed of Johnny H. Cox and Mary B. Cox as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1018, Page 570, on November 20, 1975.

This mortgage is junior and second in lien to that certain note and mortgage given to the United States of America by Johnny H. Cox and Mary B. Cox as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1273, Page 82 on April , 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 such fixtures and equipment, other than the casual 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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