

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.

JUN 11 3 30 PM '82

DONN... LRSLEY

MORTGAGE OF REAL ESTATE

BOOK 1572 PAGE 380

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD E. REYNOLDS AND JIMMIE T. REYNOLDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK
P.O. Box 155
Simpsonville, SC 29681

(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 Seventeen Thousand Seven Hundred Sixty-One and 80/100ths--
Dollars (\$ 17,761.80) due and payable

as set forth by note of mortgagors of even date

per note
with interest thereon from date at the rate of / per centum per annum, to be paid per 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, being known and designated as Tract #12, of Durbin Creek Farms, containing 5.01 acres, more or less; said plat being recorded in the RMC Office for Greenville County in Plat Book 8-I, page 44; reference to said plat is hereby craved for a more particular metes and bounds description as appear thereon. Also, a 60-ft. right-of-way for ingress and egress as shown on aforementioned plat. (1.09 acres)

THIS being the same property conveyed to the Mortgagors herein by deed of Durbin Creek, Inc., as recorded in the RMC Office for Greenville County in Deed Book 1150, page 560, recorded on June 25, 1981.

This also includes an easement and right-of-way over, through and across that certain private road which is shown on the above described plat beginning at a cul-de-sac in the Northeastern portion of Durbin Creek Farms and terminating at the intersection of the Southeastern portion of Durbin Creek Farms at the intersection of Tract Two (2) which is shown also as a private road on the plat. Such private road is sixty (60') feet in width).

STAMPS FIGURED ON NET AMOUNT OF \$11,651.93.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
\$ 0 4 0 8
JUN 11 1982

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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