

STATE OF SOUTH CAROLINA OCT 7 4 56 PM '82 MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C

WHEREAS, Community Bank, a South Carolina corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Gaines Huguley, Jane W. Huguley, Louise T. Guthrie and The Trust Company of Florida, as Trustee under the Will of Paul A. Guthrie, deceased, and under an Agreement dated October 30, 1979, (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 One Hundred Seventeen Thousand One Hundred Fifty and no/100-----  
-----Dollars (\$ 117,150.00 ) due and payable

as provided in note of even date

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly

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:

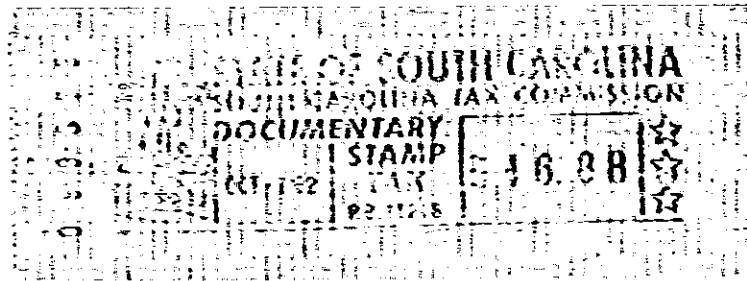
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the Western side of South Pleasantburg Drive (291 By-Pass) at the Northwestern corner of the intersection of the said South Pleasantburg Drive and West Antrim Drive, in the City of Greenville, County of Greenville, State of South Carolina, as shown on a plat entitled "Property of McAlister Estate, dated December 2, 1957, prepared by C. C. Jones and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB at Page 106, and having, according to a more recent plat entitled "Survey for Community Bank," dated September 23, 1982, prepared by Enwright Associates, Inc., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Q-D at Page 9A, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of South Pleasantburg Drive at the joint corner of the premises herein described and property now or formerly of J. E. Serrine Co., and running thence with the line of said Serrine property N. 63-49 W. 225 feet to an iron pin; thence continuing with the line of the said Serrine property N. 26-11 E. 89.8 feet to an iron pin on the Southern side of West Antrim Drive; thence with the Southern side of West Antrim Drive S. 56-17 E. 209.41 feet to an iron pin at the intersection of West Antrim Drive and South Pleasantburg Drive; thence with the curve of said intersection, the chord of which is S. 15-03 E. 26.4 feet to an iron pin on the Western side of South Pleasantburg Drive; thence with the Western side of South Pleasantburg Drive S. 26-11 W. 42.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of W. Gaines Huguley, Jane W. Huguley, Louise T. Guthrie and the Trust Company of Florida, as Trustee under the Will of Paul A. Guthrie, deceased, and under an Agreement, dated October 30, 1979, dated October 6, 1982, and recorded in the R.M.C. Office for Greenville County on October 7, in Deed Book 1155 at Page 388.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.



400 8 1861B01

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 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.