

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Debbie Lynn W. Dimerson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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

FIVE THOUSAND FIVE HUNDRED and NO/100-----Dollars \$5,500.00---- due and payable

with interest thereon from date at the rate of 16.5 per centum per annum, to be paid

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, State of South Carolina, Chick Springs Township, being known and designated as Tract 5 plus adjacent tract in accordance with plat made by Kermit T. Gould, PLS, dated December 23, 1981, entitled "Division of Wade Property" and containing .571 acres and .08 acres and being more fully described in accordance with said plat, to-wit:

BEGINNING at a nail and cap in the center of Brushy Creek Road, said cap being 127 feet from a nail and cap in the center of Brushy Creek Road and Harrett Road intersection and running thence S 8-48 W 26.6 feet to a point on the southern side of Brush Creek Road right of way; thence S 8-48 W, 8.4 feet to an iron pin; thence S 8-48 W, 155.1 feet to an iron pin thence S 8-48 W, 20 feet to an iron pin; thence S 49-03 E, 220 feet to an iron pin; thence N 53-23 W, 129.6 feet to an iron pin; thence N 33-22 E, 116 feet to an iron pin; thence S 81-44 E, 188.6 feet to an iron pin; thence N 3-48 E, 176.6 feet to a point on the southern side of Brushy Creek Road right of way; thence along Brushy Creek Road right of way N 80-11 E, 20 feet, more or less, to a point, said point being 26.6 feet from a nail and cap in the center of Brushy Creek Road.

This being a portion of the property as contained in the estate of Harold Eugene Wade, Sr. in accordance with Probate records of Greenville County, Ant. 1354, File 24 and accumulated by said estate from three (3) deeds, to-wit: one dated August 4, 1956 from Ross L. Wade, recorded in Deed Book 559, Page 490 in the FMC Office for Greenville County, S.C., another deed from Edward Charles Wade and Elaine F. Wade, dated May 13, 1970, recorded in Deed Book 890, Page 181 in the FMC Office for Greenville County, S.C. and another deed from Ross L. Wade, dated May 26, 1964 to be recorded in the FMC Office for Greenville County, S.C. simultaneously with this deed to the Mortgagor herein from Harold Eugene Wade, Jr., Sherrill Ann W. Sloan, Shirley Ann S. Wade, Tony Seinfeld Wade and Jeffrey Todd Wade dated January 19, 1982 and recorded in the FMC Office for Greenville County, South Carolina in Deed Book 1161 at Page 509 on January 27, 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 he lawfully seized of the premises here before described in fee simple absolute that he 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 and aid and help, or to the said premises unto the Mortgagee hereon from and against the Mortgagor and all persons whatsoever lawfully claiming to come or any part thereof

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