

MORTGAGE

FILED
GREENVILLE, S.C.

THIS MORTGAGE was made this 18th day of January 1984, between the Mortgagor, R.H.C. WISLEY, Eva T. Moody (herein "Borrower"), and the Mortgagee, Community Bank, a corporation organized and existing under the laws of the State of South Carolina, whose address is 416 East North Street, Greenville, South Carolina (herein "Lender").

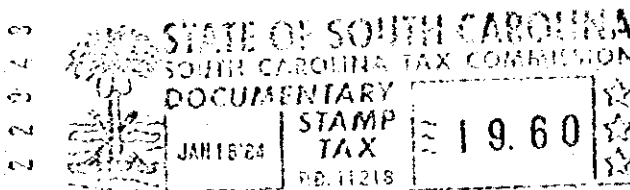
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand and 00/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 18, 1989;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in Bates Township, County of Greenville, State of South Carolina, on the northwestern side of S. C. Highway No. 25, being shown and designed as a .44 acre tract on plat of property of Larry C. Masters, dated September 3, 1974, prepared by Terry T. Dill, RLS, and recorded in the RMC Office for Greenville County, South Carolina in plat book 51 at page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northwestern side of S. C. Highway No. 25 and running thence N. 69-00 W. 138 feet to an old iron pin on the southeastern side of Coleman Rd.; thence along said road N. 15-47 E. 125 feet to an iron pin; thence along the common line of property now or formerly belonging to Larry C. Masters S. 68-18 E. 172 feet to an iron pin on the northwestern side of S. C. Highway No. 25; thence along said highway S. 32-00 W. 125 feet to an old iron pin, the point of BEGINNING.

The above property is the same property conveyed to the Mortgagor by deed of Marion L. Smith recorded November 5, 1981 in Deed Book 1157 at page 321.



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which has the address of Highway 25 N. Travelers Rest, South Carolina (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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