

Mortgagee's Address:
P.O. Box 6807
Greenville, SC 29606

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
MAR 13 2 59 PM '84

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, MARY SUE THACKSTON,

(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 **Thirteen Thousand Five Hundred Thirty Nine and NO/100---**
----- Dollars (\$ 13,539.00) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 16.52 per centum per annum, to be paid: per terms of 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:

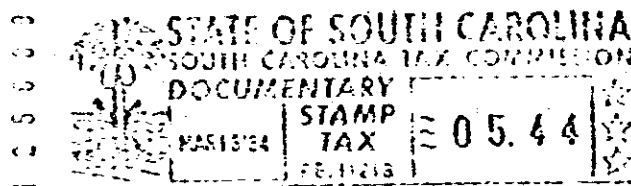
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township, and in the Town of Fountain Inn, and being more fully described on a plat entitled "Property of W. Shell Thackston" prepared by C.O. Riddle, Surveyor, on April 24, 1963, as Lots No. 5 and 6, with the following metes and bounds, to-wit:

BEGINNING at a point in the northeastern edge of Thackston Street, joint corner with Lot No. 4; thence with the joint line of Lot No. 4 N. 47-40 E., 150 feet to a point; thence with the joint line of other lands of W. Shell Thackston S. 42-20 E. 191.5 feet to a point; back joint corner of Lot No. 6 with lands of W. Shell Thackston; thence with other lands of W. Shell Thackston and land of William Edward Pryor S. 44-17 W. 150.3 feet to an iron pin, corner of Thackston Street; thence with the Northeastern edge of Thackston Street N. 42-20 W. 200 feet to the beginning corner and bounded by Lot 4 as shown on said plat, other lands of W. Shell Thackston, and lot of the said William Edward Pryor and Thackston Street.

This is the same property conveyed to W. Shell Thackston by deeds of John C. Langston, Jr., and Arminta Langston Wallace which deeds were recorded in Deed Volume 924 at Pages 289 and 307 dated August 26 and 27, 1971, recorded September 3, 1971 in the RMC Office for Greenville County, South Carolina. W. Shell Thackston died testate on May 16, 1979, and under the terms of his estate filed in Apartment 1561, File 22, devised this property to his wife, Mary Sue Thackston, the Mortgagor herein.

This mortgage is second and junior in priority to that certain mortgage given by Mary Sue Thackston to First Union Mortgage Corporation, dated November 23, 1982, recorded December 2, 1982, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1587 at Page 873, in the original amount of \$16,800.00.

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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 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.

