

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

Mortgagee's address: P. O. Box 6807
Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

VOL 1056 PAGE 998

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WITNESSETH

Marchbanks, Chapman, Harter & Groves, P.A.
111 Toy Street P. O. Box 10224 F.S.
Greenville, South Carolina 29603

WHEREAS, Nellie Ruth Barbery

(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 Ten Thousand and no/100

Dollars (\$10,000.00) due and payable

as per terms of note of even date

with interest thereon from date at the rate of 16% per centum per annum, to be paid: monthly

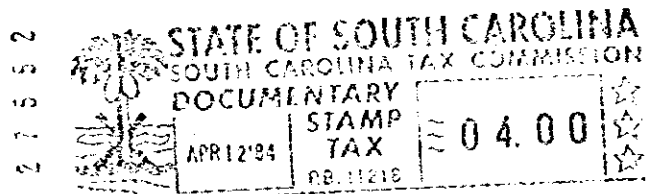
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, near Travelers Rest, lying on the South Side of White Horse Road Ext., containing Five and seven hundredths (5.07) acres, more or less, more fully described as follows according to plat of Dean C. Edens, Surveyor, dated November 27, 1964:

BEGINNING at nail cap in center of White Horse Road, the northwest corner of the tract; running thence along line of Brown property south 30 east 969 feet to an iron pin; running thence along line of Guy Rice property North 7-45 West 1117.5 feet to nail cap in center of road; thence with center of road in a southwesterly direction to the Beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Lettie Evans dated November 10, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1027 at Page 494, on November 17, 1975.



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.