

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

MORTGAGE OF REAL ESTATE--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Frank M. DuPree and Gay F. DuPree

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgigor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirty Thousand and No/100ths-----Dollars (\$30,000.00) due and payable

with interest thereon in accordance with the terms and provisions of said Note, the maturity date of which, unless sooner paid, is May 20, 1989.

~~with interest thereon at the rate of~~ ~~at the rate of~~ ~~per annum to be paid~~

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

NOW, KNOW ALL MEN, That the Mortgigor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgigor 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 Mortgigor 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, the Mortgagee's heirs, 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

All that certain piece, parcel or lot of land situate, lying and being on the western side of Pimlico Road in the County of Greenville, State of South Carolina shown and designated as Lot 471 on a plat entitled Section "D", Gower Estates by R. K. Campbell and Webb Surveying and Mapping Co. recorded in the RMC Office for Greenville County S. C. in Plat Book RR, Pages 192 and 193 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pimlico Road at the joint front corner of Lots 471 and 472 and running thence with the western side of said road, S. 27-05 W. 82 feet to an iron pin; thence S. 28-42 W. 28.5 feet to an iron pin at the joint front corner of Lots 470 and 471; thence with the common line of said lots, N. 63-50 W. 157.9 feet to an iron pin; thence N. 26-29 E. 100 feet to an iron pin at the joint rear corner of Lots 471 and 472; thence with the common line of said lots, S. 67-35 E. 160.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors or borrowers herein by deed of Judd B. Farr, Sr. dated May 8, 1984 and recorded herewith in the RMC Office for Greenville County, S. C.

It is understood that the lien of this mortgage is junior in rank to that certain mortgage given by Frank M. DuPree and Gay F. DuPree to American Federal Bank, F.S.B. dated May 8, 1984, recorded herewith in the RMC Office for Greenville County, South Carolina and being in the original amount of \$36,000.00.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY-984
FB.11218
12.00

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 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 Mortgigor covenants that is 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 Mortgigor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgigor and all persons whomsoever lawfully claiming the same or any part thereof.

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