

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

MORTGAGE OF REAL ESTATE

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS. I, ROLF D. GARRISON and TEDDIE A. GARRISON,

(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 Twenty One Thousand Five Hundred (\$21,500.00) and NO/100-----Dollars (\$ 21,500.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 15.0% 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, and beginning on said street at an iron pin 56 feet from corner of Pinkney and Frank Streets, and runs thence with Frank Street, S. 57 W. 54 feet to an iron pin corner of Lot of Mamie F. Raines; thence with her line, S. 34.10 E. 175 feet to an iron pin on an alley; thence with said alley, N. 57 E. 14 feet to an iron pin; thence in a westerly direction 12 feet to an iron pin 8 feet from Mamie F. Raines line; thence N. 34.10 W. 32 feet parallel with line of said Raines to an iron pin, 8 feet from her line; thence in a line parallel with Frank Street, N. 57 E. 46 feet to an iron pin; thence in a line parallel with Pinkney, N. 34.10 W. 133 feet to the beginning corner, being part of Lot No. 14 of the J.P.A. Bryan property, as shown on plat recorded in Vol. HHH at Page 838.

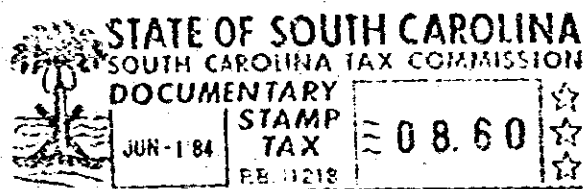
This is the identical property conveyed unto Rolf D. Garrison by Deed of Charles J. Spillane and Lillian S. Hannon, dated September 5, 1979, recorded September 21, 1979, in the RMC Office for Greenville County, South Carolina, in Deed Book 1112 at Page 42.

ALSO: 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, known and designated as Lot No. 23 shown on a plat of the subdivision of Hughes Heights, Block "C", recorded in the RMC Office for Greenville County in Plat Book GG at Page 123.

This is the identical property conveyed unto Mortgagors herein by Deed of Max Eugene Pace, Jr., dated April 30, 1980, recorded May 2, 1980, in the RMC Office for Greenville County, South Carolina, in Deed Book 1125 at Page 87.

This is a second mortgage as to the property located at 1605 West Parker Road, Greenville, South Carolina.

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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.