

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Jackie Fields and Carolyn Fields

(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 Thirty-five Thousand and No/100

on or before June 15, 1991 and in accordance with Dollars (\$ 35,000.00) due and payable the terms and conditions of a note from mortgagors to Community Bank of even date,

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

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, 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 Greenville

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, in the County of Greenville, being shown as Lots 1, 2 and 3 of Block F on a plat by Dalton and Neves dated December, 1954, and according to said plat being more particularly described as a unitary tract as follows, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Rutherford Road and North Avondale Drive; said pin being located on the southeast side of the right of way of said Rutherford Road, running with Rutherford Road N. 56-44 E. 52.3 feet to an iron pin; N. 57-44 E. 55 feet to an iron pin; thence S. 32-24 E. 43 feet to an iron pin; S. 30-19-E. 187 feet to an iron pin; S. 63-12 W. 114.6 feet to an iron pin on the right of way of North Avondale Drive; thence with North Avondale Drive N. 26-43 W. 75 feet to an iron pin; N. 29-53 W. 142.5 feet to the BEGINNING corner. This tract is shown in Greenville County Block Book as Map 182, Block 2, Lots 1 and 2.

This being the same property conveyed to the Mortgagors herein by deed of Paul W. Tucker dated June 13, 1984 and recorded in the Office of the RMC for Greenville County in Deed Book 1215 at page 610 herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
14.00
JUN 25 1984

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.

HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor 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 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.

RECORD

1328-27