

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hazel D. Lester

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, its successors and assigns forever:

(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 Six Thousand Four Hundred Ninety-one and 99/100- Dollars \$ 6,491.99 due and payable

August 8, 1988.

with interest thereon from date at the rate of 14.50 per centum per annum, to be paid: as per the terms of the note signed by Mortgagor on May 23, 1984.

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:

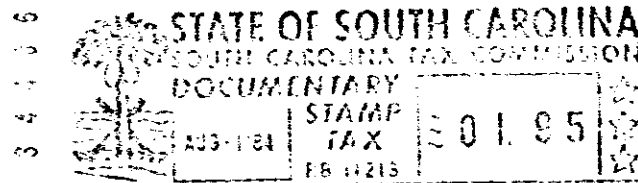
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

Being all that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 14 of J. H. Mauldin Property according to a plat recorded in the RMC Office of Greenville County in Plat Book JJ, Page 117 and having, according to a more recent plat entitled "Property of John Lester and Hazel D. Lester" by Freeland & Associates dated June 25, 1976, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the eastern side of Old Augusta Road at the joint front corner of Lots 13 and 14 and running thence with the line of Lot 13, N. 82-08 E. 130.3 feet to an old iron pin on the bank of the creek; thence N. 2-51 W. 80 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence with the line of Lot 15, S. 87-09 W. 162 feet to an old iron pin on the eastern side of Old Augusta Road; thence with the eastern side of Old Augusta Road, S. 22-22 E. 96.9 feet to an old iron pin at the point of beginning.

This being the same property conveyed to John Lester and Hazel D. Lester by deed of Distinctive Homes recorded in Deed Book 1038, Page 835 in the RMC Office for Greenville County, South Carolina. John Lester died intestate leaving the Mortgagor and other heirs as his sole heir. All other heirs conveyed their interest to Hazel D. Lester by deed recorded in Deed Book 1218, Page 372, and Deed Book 1218, Page 370 aforesaid records.

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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 of all 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.

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