

Mortgagee's Add: 416 E. North St  
City 29601 MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

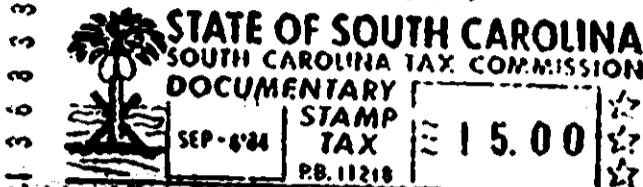
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Christie C. Maile and Susan A. Maile

(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

Fifty Thousand and No/100 - - - Dollars (\$ 50,000.00) due and payable



with interest thereon from 9-10-84 at the rate of prime + 1% per centum per annum, to be paid: 180 days from the date of the Note

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

ALL that certain piece, parcel or lot of land lying and being on the easterly side of Saluda River as shown on plat of property of "River Ridge" as recorded in the RMC Office for Greenville County at Plat Book 7-0 and being shown thereon as Lot 18 and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the Saluda River being the joint southwesterly corner of Lots 20 and 18 and running thence with the common line of said lots S 85-51 E 1102.5 feet to an iron pin; running thence with said line of Ridge Road N 51-34 E 205.2 feet to an iron pin in the center of said lot; running thence N 64-22 E 112.1 feet to an iron pin; running thence N 75-09 E 112.8 feet to an iron pin in the center of said lot; running thence N 39-35 E 57.9 feet to an iron pin in the center of said lot; turning and running thence N 1-41 E 85.8 feet to an iron pin in the center of said lot; turning and running thence from Ridge Road N 35-30 W 300 feet to an iron pin; turning and running thence with the common line of Lots 18 and 16 N 76-51 W 1011.9 feet to a point on Saluda River; turning and running thence with Saluda River S 63-46 E 173.8 feet to a point on said river; turning and running thence S 42-02 E 126.5 feet to a point on said river; turning and running thence S 9-50 E 161.2 feet to a point on said river; turning and running thence S 39-51 W 330.7 feet to a point on said river; turning and running thence S 77-05 W 225 feet to a point on said river; turning and running thence S 62-49 W 260.4 feet to an iron pin, the point of beginning, and consisting according to said plat of 14.1 acres.

This conveyance is subject to a reservation of rights of ingress and egress upon Ridge Road and Jeep Trail as will more fully appear by reference to Plat Book 7-0 at Page 56 in the RMC Office for Greenville County, South Carolina.

This conveyance is further subject to the Restrictive Covenants recorded in Deed Book 1117, Page 733 and amendments thereto recorded in Deed Book 1118, Page 97 in the RMC Office for Greenville County, South Carolina.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements, and rights of way, if any, as may affect the above-described property.

This being the same property as that conveyed to the Mortgagors herein by Deed of Edward W. Miller and Martha A. Miller dated February 28, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1183 at Page 352.

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.