

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 }

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: VOL 1685 PAGE 317

WHEREAS, I, T. BEAUFORD DORR,

(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 Fifteen Thousand and NO/100-----

----- Dollars (\$ 15,000.00) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 14.0% per centum per annum, to be paid: per terms of 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, as is more fully shown on a plat entitled "Property of T. Beauford Dorr" dated July 28, 1983, prepared by Jones Engineering Service and identified as part of Tract I, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Farris Bridge Road, at the corner of a division line of Tract 1, and running thence with the northeastern side of Farris Bridge Road, following the curvature thereof, the chord of which is N. 26-33 W. 36.13 feet to an iron pin; thence continuing with the northeastern side of Farris Bridge Road, following the curvature thereof, the chord of which is N. 32-35 W. 154.6 feet to a point (RRS); running thence S. 65-00 E. 188.2 feet to an iron pin; running thence S. 85-30 W. 153.8 feet to a point in Duncan Road (RRS); running thence with the center of Duncan Road S. 42-15 W. 119.1 feet to a stake (RRS); running thence N. 65-22 W. 64.88 feet to an iron pin; running thence S. 68-10 W. 92.0 feet to the POINT OF BEGINNING.

This is the identical property conveyed unto Mortgagor herein by Deed of William T. Spencer by deed dated April 26, 1982, and recorded April 28, 1982, in the RMC Office for Greenville County, South Carolina, in Deed Book 1166 at Page 40.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of T. Beauford Dorr" dated July 28, 1983, prepared by Jones Engineering Service and identified as part of Tract I, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Farris Bridge Road, at its intersection with Duncan Road (RRS), and running thence with the northeastern side of Farris Bridge Road, following the curvature thereof, the chord of which is N. 23-12 W. 105.31 feet to an iron pin at the corner of a division line of Tract 1; and running thence with said line N. 68-10 E. 92.0 feet to an iron pin; running thence S. 65-22 E. 64.88 feet to a spike in the center of Duncan Road; running thence with the center of said Duncan Road S. 45-00 W. 148.2 feet to the POINT OF BEGINNING. This is the identical property conveyed unto Mortgagor herein by Deed of William T. Spencer by Deed dated April 26, 1982, and recorded April 28, 1982, in the RMC Office for Greenville County, South Carolina, in Deed Book 1166 at Page 40.

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 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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