

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Shirlee A. Rollins

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Community Bank, Greer, S. C.
1200 W. Wade Hampton Blvd.

(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

Dollars (\$ 50,000.00) due and payable

Fifty Thousand and N0/100

as per terms of note dated November 5, 1984.

~~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:

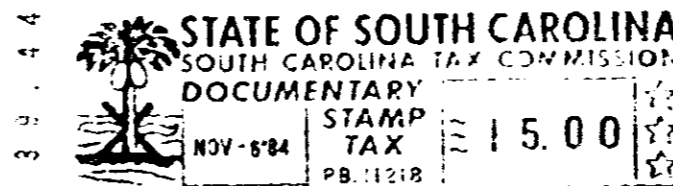
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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 lot of land, with the improvements thereon, in the City of Greer, Chick Springs Township, said County and State, on the north side of Randall Street, said City, and designated as Lot #3 in Block D on plat of D.D. Davenport Estate property, recorded in Plat Book K, pp. 29-30 and having the following courses and distances, metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots Nos. 2 and 3, on the north side of Randall Street, and runs thence as the dividing line between nos. 2 and 3 lots, N. 10-33 W. 109.5 feet to 15-foot alley; thence with said alley, S. 79-48 W. 25 feet to corner of lot no. 4; thence as dividing line between Nos. 3 and 4 lots S. 10-33 E. 109.5 feet to Randall Street, (iron pin 4 inches from edge of wall); thence along the edge of Randall Street, N. 79-48 E. 25 feet to the beginning point; bounded North by 15 foot alley; East by lot no. 2; south by Randall Street, and West by lot no. 4.

This conveyance is the identical property conveyed to Shirlee A. Rollins by deed of Bank of Greer, as Executor and Trustee of the Estate of Newland J. Ayers dated May 17, 1984 and recorded on May 18 1984 in the RMC Office for Greenville County in Deed Book 1212 at page 848 at 1:02 p.m.

NOTED
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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 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.

4328-NV-2