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BOOK 53 PAGE 622

JOY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603

FILED

JOHN CAROLINA } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BOOK 1360 PAGE 176

OF GREENVILLE } FEB 13 3 55 PM '73 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, Marvin A. Mills

(hereinafter referred to as Mortgagee) is well and truly indebted unto Community Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage of personal guarantee of the promissory note of Southern Farm Services Co., Inc. of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty-five Thousand and No/100 Dollars (\$ 65,000.00--) due and payable

As setforth in note.

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

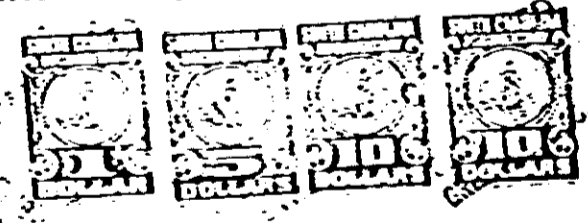
BEGINNING at an iron pin on the south side of S. C. Highway 331 (also known as Ashmore Branch Road) at the northeastern corner of the within tract at a railroad siding and running thence S. 6-19'10" W., 450 feet to a point with other property of the mortgagor; thence N. 67-52 E., 340 feet to a point; thence N. 6-9'10" W., 450 feet to a point on the southern side of Ashmore Branch Road; thence, with the southern side of said Ashmore Branch Road, S. 67-52 W., 340 feet, the point of beginning.

The above described property is the same conveyed to the mortgagor herein by deed dated December 27, 1972 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 963 at Page 462.

The lien hereby created on the above described property is junior in priority to the lien created by mortgage to First Federal Savings & Loan Association dated December 27, 1972 and recorded December 28, 1972 in Mortgage Book 1261 at Page 564 and to mortgage given to Community Bank dated August 26, 1973 and recorded September 10, 1973 in Mortgage Book 1290 at Page 233.

Donnie S. Tankersley
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COMMUNITY BANK

DRAWDY



Continued on attached page

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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully seized 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also

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