

Mortgagee's Mailing Address: P. O. Box 6807, Greenville, S.C. 29608

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
NOV 4 3 13 PM '82
DANNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1585 PAGE 28

BOOK 83 PAGE 1602

WHEREAS, W. R. Fairbanks and Associates, a Limited Partnership

(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

One Hundred Forty-Four Thousand and No/100-----Dollars (\$ 144,000.00) due and payable

six (6) months from the date hereof

... from pin on the northern side of the right-of-way of Collins
Creek at the joint front corner of the within lot and Lot No. 41 and running thence
along said right-of-way N. 58-38 W., 149.72 feet to an iron pin at the joint front corner
of the within lot and Lot No. 43; thence running along the joint line of said lots N.
25-22 E., 250.49 feet to an iron pin at the joint rear corner of the within lot and Lot
No. 43; thence running S. 58-57 E., 187.06 feet to an iron pin at the joint rear corner
of the within lot and Lot No. 41; thence running along the joint line of said lots S. 33-55 W.
250.39 feet to an iron pin at the joint front of the within lot and Lot No. 41, on the
Northern side of the right-of-way of Collins Creek, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of
Edward W. Clay, Jr. and Kathryn M. Clay of even date to be recorded herewith.

2 NOV 4 1982 959

PAID & SAT FILED
This 22nd Day of January 1984
DANNIE S. TANKERSLEY
WITNESS
21992
FILED
JAN 16 1984
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.