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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Joseph F. Outten and Graham Bennett

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Three Hundred Eighty-five Thousand and 00/100 ---------- DOLLARS ($ 385,000.00), with interest thereon from date at the rate of prime per annum said principal and interest to be repaid: According to terms of promissory note executed of even date herewith.

This 31st Day of July 1984

7056

WITNESS

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, City of Greenville, being a portion of Lot No. 2-A as shown on plat of property of R. E. Ingold by C. O. Riddle, L.S., dated January 29, 1973, and revised February 27, 1973 and having according to a more recent survey known as Property of Joseph Outten and Graham Bennett by Jones Engineering Service, dated December 28, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Cleveland Street Extension at the joint front corner of Lots 2-A and 2-B and running thence with Cleveland Street Extension N. 35-29 W. 123 feet to a nail in the center of an existing 26 foot drive; thence with the center of said existing 26 foot drive S. 62-53 W. 248.12 feet to an iron pin; thence S. 41-41 E. 125.74 feet to an iron pin in the line of Lot 2-B.