

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Douglas F. Dent

(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 Ten Thousand and no/100-----

Dollars (\$ 10,000.00 ) due and payable

on demand

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:

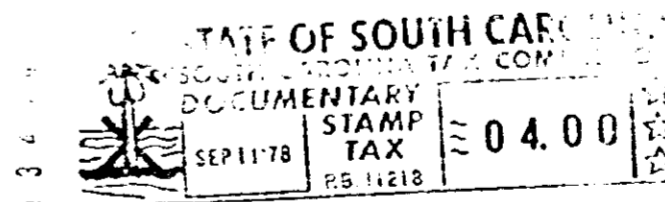
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land situate, lying and being in Greenville County and consisting of twenty (20) acres, more or less, as shown by plat of property of Douglas Dent, dated September, 1975, and prepared by W. R. Williams, Jr., Engineer/Surveyor, and recorded in Plat Book 5L at Page 96 in the R.M.C. Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

COMMENCING at an old iron pin in the middle of Standing Springs Road and running thence N. 53-39-30 W. 1,325 feet to an iron pin, said line being the common boundary between grantor's property and that of Regina T. Brashier and Preston J. Tucker; thence N. 40-08 W. 609.1 feet to an iron pin; thence S. 58-48 E. 1,096.2 feet to an iron pin; thence S. 51-54 E. 148.9 feet to an iron pin; thence S. 45-09 E. 113.2 feet to a RR spike in the center of Standing Springs Road; thence along the center of said Standing Springs Road, the curvature, distances and bounds of which are clearly delineated and marked on said plat to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Herman E. Cox, Trustee, recorded in the R.M.C. Office for Greenville County in Deed Book 1025 at Page 533 on October 8, 1975.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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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.

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