

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE }

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

WHEREAS, John J. Capitan, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P. O. Box 6807, Greenville, S.C., 29606,

(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 -----

Thirteen Thousand Five Hundred Fifty-One & No/100 Dollars (\$13,551.00) due and payable as per the terms of said note;

with interest thereon from _____ date _____ at the rate of 12.5 APR per centum per annum, to be paid: as per the terms of said note.

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:

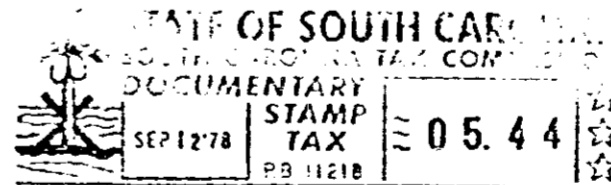
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, off of Golf Course Road, consisting of 5.01 acres, being shown and designated as the greater portion of Tract E on plat of BEECHWOOD FARMS prepared by Arbor Engineers, dated March 7, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-M, Page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Tracts D and E and running thence with the joint line thereof N 88-49-00 W 714.89 feet to an iron pin on the creek; thence with the creek as the line N 2-32-00 W 368.84 feet to an iron pin; thence S 77-04-00 W 835.54 feet to an iron pin on the road; thence running with the edge of the road S 25-49-00 W 107.35 feet to an iron pin; thence continuing with the edge of said road S 19-48-00 W 106.02 feet to an iron pin, the point of beginning.

TOGETHER with an undivided one-sixteenth (1/16) interest, in fee simple absolute, in and to that certain unpaved road shown on said plat commencing at the southern edge of said tract and running thence to Golf Course Road.

This being the identical property conveyed to the mortgagor herein by deed of Brooks R. Prince and H. T. Sears, Jr., dated May 14, 1978, to be recorded of even date herewith.

RECORDED - SEP 12 78 1048



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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