LAW OFFICES OF BRISSEY, LATIMAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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SOUNDLE S. TANKERSLEY

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

WHEREAS,

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Robert D. Terrell and Mary I. Terrell

(hereinafter referred to as Mortgigor) 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 Twenty Thousand and No/100

Dollars (\$ 20,000.00 ) due and payable

as set out in promissory note of even date

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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 scaling 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's heirs, 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the east side of Lavinia Avenue and being known and designated as Lot No. 33, ROWLEY PLACE, according to a plat thereof recorded in the RAC Office for Greenville County in Plat Book C at Page 5 and having the following metes and bounds, to-wit:

BEGINNING on the east side of Lavinia Avenue at corner of Lot No. 32 and running thence with Lavinia Avenue, North 21-45 West 60 feet to corner of Lot No. 34; running thence with Lot No. 34, Easterly 155 feet to an alley; running thence with alley, South 21-45 East 60 feet to corner of Lot No. 32; running thence westerly with Lot No. 32, 155 feet to the beginning corner.

This being the same property conveyed to Mortgagor by deed from Thomas W. Greene and William G. Cain, as Trustees for Greene and Cain, Attorneys at Law, P.A., Pension and Profit Sharing Plan recorded in Deed Book 1107 at Page 565 on July 24, 1979.

Wortgagee's Address: 416 East North Street

Greenville, S.C.

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 is is lawfully seized of the premises bereinabove 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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