

MORTGAGE OF REAL ESTATE -

BOOK 1594 PAGE 391

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } GR - N.Y. = CC. S. C. MORTGAGE OF REAL ESTATE

FEB 10 12 48 PM '83 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C

WHEREAS, Patricia D. Groves

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P.O. Box 6807,  
Greenville, South Carolina 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  
Thirty Thousand and no/100ths Dollars (\$ 30,000.00) due and payable

with interest thereon from even date at the rate of 13.5 per centum per annum, to be paid: as set forth  
in 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, shown as Lot 15 on plat of North Hampton Acres, recorded in Plat Book YY, Page 63 and having such courses and distances as will appear by reference to said plat.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Aaron M. Thompson and Linda U. Thompson as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1170, Page 542 on July 22, 1982.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
FEBRUARY 1983 \$ 12.00

REC'D - FEB 10 1983 507

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 such 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.

4328-RV-27