

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas C. Brewer and Marie A. Brewer

(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

Twenty Thousand and No/100----- Dollars (\$ 20,000.00) due and payable

in accordance with the terms of a note of even date

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

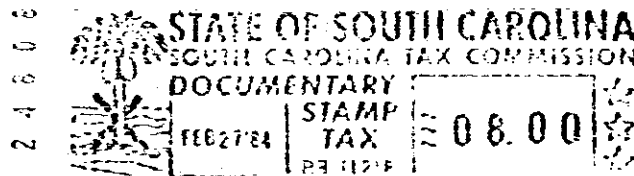
All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot 7 as shown on plat prepared by Arbor Engineering entitled "Property Survey for Thomas C. & Marie A. Brewer" dated March 20, 1980, and recorded in the RMC Office for Greenville County, SC, in Plat Book 8-A at Page 18, reference to which is hereby craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagor herein by deed of William R. Fairbanks dated June 9, 1980, and recorded in the Office of the RMC for Greenville County in Deed Book 1127 at Page 144.

LESS, HOWEVER: An easement and right-of-way for the purpose of ingress and egress across a portion of Lot 7 with said lot 7 being shown on a plat recorded in the RMC Office for Greenville County, SC, in Plat Book 8-A at Page 18. This easement and right-of-way for ingress and egress shall be for the benefit of and running with that portion of Lot 7 lying to the east of the property shown on Plat 8-A at Page 18. Said easement and right-of-way being more particularly described as follows:

BEGINNING at an iron pin in the middle of a private drive, joint corner of Lot 7, Lot 8 and the portion of Lot 7 for whom the benefit of this easement is given, running thence N. 12-17 E. 73.74 feet to an iron pin; thence N. 40-40 E. 80.28 feet to an iron pin; thence 15 feet in a southeasterly direction perpendicular to the last call herein given; thence S. 40-40 W. 80.28 feet; thence S. 12-17 W. 73.74 feet to a point in the center of the aforementioned private drive; thence N. 35-10 W. 15 feet to the point and place of beginning. (See deed of Thomas C. Brewer and Marie A. Brewer to William R. Fairbanks and Melissa F. Fairbanks recorded in Deed Book 1133 at Page 737 on September 18, 1980.

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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 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 hereinaabove 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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