

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, JERRY C. LANGLEY and SANDRA S. LANGLEY

(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

One Hundred Seventy-five Thousand and 00/100----- Dollars (\$175,000.00) due and payable

in accordance with terms and conditions of note of even date

with interest thereon from <sup>28</sup> March 23, 1984 at the rate of prime / plus one (1) 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:

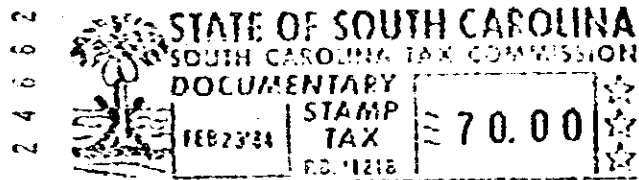
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of Forest Lane in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat of Meyers Park Subdivision, Section II, prepared by C. O. Riddle, RLS, dated September 27, 1976, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 54, and having, according to said plat and also according to a more recent plat entitled "Property of Dr. Jerry Langley", prepared by Freeland & Associates, dated May 4, 1983, and recorded in the R.M.C. Office for Greenville County in Plat Book 9-U at Page 11, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern edge of the right of way for Forest Lane at the joint front corner of Lots Nos. 44 and 45, and running thence with the line of Lot No. 44 S. 43-41 E. 229.9 feet to an iron pin in or near a branch; thence with the line of Meyers Park, Section I, N. 22-11 E. 159.12 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence with the line of Lot No. 46 N. 54-32 W. 183 feet to an iron pin on the Southeastern edge of the right of way for Forest Lane; thence with the Southeastern edge of the right of way for Forest Lane S. 35-28 W. 46 feet to an iron pin; thence continuing with the Southeastern edge of the right of way for Forest Lane S. 40-53 W. 65.86 feet to the point of beginning.

THE within conveyance is subject to such restrictions, setback lines, zoning ordinances, easements and rights of way, if any, as may affect the above-described property.

THIS being the same property conveyed to the Mortgagors by deed of George T. Sherrill and Ethel M. Sherrill dated June 8, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1189 at Page 980 on June 9, 1983.

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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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