

MARCHBANKS, CHAPMAN, & HARTER, P.A.
MORTGAGE OF REAL ESTATE

111 TOY STREET, GREENVILLE, S.C. 29603

Mortgagee's Address:
P.O. Box 6807
Greenville, SC 29606

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE
OCT 5 3 51 PM '84
DONNIE S. WATERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL OF THESE PRESENTS MAY CONCERN:

WHEREAS, WE, C. ALLEN BRUCE AND AGNES D. BRUCE,

(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 Seventy Three Thousand One Hundred and Sixty and 83/100----- Dollars (\$ 73,160.83) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of prime + per centum per annum, to be paid: Per terms of 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.

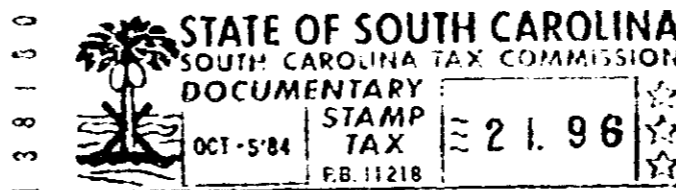
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying at the rear of Lot No. 2, Memorial Medical Drive and having, according to survey thereof entitled Property of Dr. C. Allen Bruce, prepared by Webb Surveying & Mapping Co. dated April, 1983, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the Northern-most point of the within tract and the rear corner of Lot No. 2, Memorial Medical Drive and running thence S. 34-50-40 W. 200.63 feet to an iron pin in the line of Lot No. 3, Memorial Medical Drive; thence S. 73-19-34 E. 102.57 feet to an iron pin; thence N. 16-40-26 E. 177.65 feet to an iron pin; thence N. 55-21-20 W. 42.05 feet to an old iron pin at the rear corner of Lot No. 2, Memorial Medical Drive, the point and place of beginning.

This being the identical property conveyed unto Mortgagors herein by Deed of Hughes-Gilreath Real Estate, a South Carolina General Partnership by Deed dated July 8, 1983, and recorded July 12, 1983, in the RMC Office for Greenville County, South Carolina, in Deed Book 1192 at Page 451.

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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 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.