

MORTGAGE

GREENVILLE, S.C.

OCT 22 4 43 PM '84

THIS MORTGAGE is made this 22nd day of October 1984 between the Mortgagors JERRY J. FERLAUTO AND NATALINA P. FERLAUTO (herein "Borrower"), and the Mortgagee COMMUNITY BANK a corporation organized and existing under the laws of laws of the State of South Carolina, whose address is P. O. Box 6807, Greenville, South Carolina 29606 (herein "Lender").

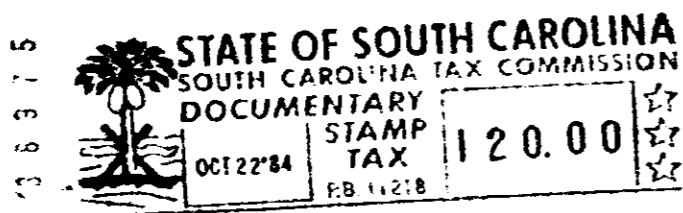
WHEREAS Borrower is indebted to Lender in the principal sum of Four Hundred Thousand and No/100 (\$400,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being on the Northern side of Babbs Hollow, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 75 as shown on a plat entitled "Collins Creek, Section Three", prepared by C. O. Riddle, dated July 19, 1982, and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at page 98, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Northern side of the right of way of Babbs Hollow at the joint front corner of the within lot and Lot No. 74, and running thence along said right of way N. 82-40 E. 149.49 feet to a point at the joint front corner of the within lot and Lot No. 76; thence running along the joint line of said lots N. 00-53 E. 303.95 feet to a point; thence running S. 70-05 W. 234.67 feet to a point at the joint rear corner of the within lot and Lot No. 74; thence running along the joint line of said lots S. 15-33 E. 252.29 feet to a point at the joint front corner of the within lot and Lot No. 74 on the Northern side of the right of way for Babbs Hollow, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Collins Creek, Inc., dated July 22, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1171 at page 625, on August 6, 1982.



which has the address of [Street] [City] (herein "Property Address"); [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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