

Mortgagees mailing address: P. O. Box 6807
GREENVILLE, S.C. 29606

BOOK 1391 PAGE 337

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 30 1975

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, David M. Jones and Dawn M. Jones

(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

Ten Thousand, Nine Hundred Eleven and No/100-----Dollars (\$10,911.00--) due and payable according to the terms of said note

BY

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid:

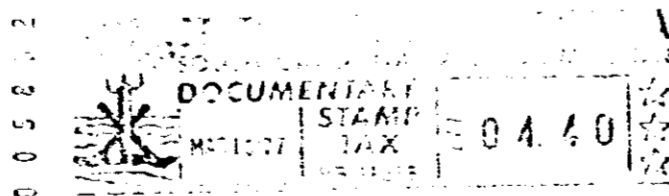
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known and designated as Lot No. 176 of a subdivision known as Coach Hills as shown on Plat prepared by Piedmont Engineers, Architects & Planners dated September 26, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-X at pages 85 and 86, Sheet 2 of Coach Hills having been revised on November 25, 1974, and recorded in Plat Book 4-X at page 94.

BEGINNING at an iron pin on the southern side of Olde Orchard Lane, joint front corner of Lots 176 and 177 and running thence with the joint line of said lots, S. 14-25 E. 152.93 feet to an iron pin at the joint rear corner of Lots 176 and 177; thence with the rear line of Lot No. 176, S. 86-54 W. 91.84 feet to an iron pin on the eastern side of Hitching Post Lane; thence with the eastern side of Hitching Post Lane, N. 24-12 W. 116.34 feet to an iron pin at the intersection of Hitching Post Lane and Olde Orchard Lane; thence with the curvature of said intersection, the chord of which is N. 26-05 E. 31.94 feet to an iron pin on the southern side of Olde Orchard Lane; thence with the southern side of Olde Orchard Lane, N. 76-23 E. 74.10 feet to an iron pin; thence continuing N. 86-53 E. 15.32 feet to the point of beginning.

Being the same property conveyed to the Mortgagees by Builders Unlimited, Inc. on November 6, 1975 recorded in RMC Office in Volume 1026, page 931.



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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