MORTGAGEE'S ADDRESS:
Post Office Box 6807 (1100) 45149
Greenville, S. C. 29606

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS, L. WAYNE DAVIS AND LOUISE M. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

IN FULL ONE YEAR from the date hereof with interest payable quarterly.

with interest thereon from June 4, 1984 at the rate of 13.5 per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL that certain piece, parcel or lot of land, lying, being and situate in the Town of Fountain Inn, County of Greenville, State of South Carolina on the northern side of Weston Street known and designated as a part of lot 4 of plat made for Babe Gault by J. W. Riddle dated December 21st, 1950 and an additional strip joining said lot on the western side and being more fully described in accordance with said plat and other conveyance, to-wit:

BEGINNING at an iron pin on the northern side of Weston Street, joint corner with property of Grantor and that of Fountain Inn Investors, Inc. which on even date is conveyed to Grantees, and running thence along said line N. 34-55 E. 168.7 feet to iron pin; thence S. 50-59 E. 79.5 feet to iron pin; thence S. 34-40 W. 152 feet to iron pin on northern side of Weston Street; thence along Weston Street N. 63-18 W. 80 feet to iron pin, being the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land conveyed to L. Wayne Davis and Louise M. Davis by deed of Fountain Inn Investors, Inc., recorded in Deed Book 668 at Page 175, RMC Office, Greenville County, South Carolina on February 14, 1961.

Derivation: Deed Book 668, Page 108 - Forest M. Younts 2/11/61

Deed Book 668, Page 175 - Fountain Inn Investors, Inc., 2/14/61

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.