MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

P. O. Box 6807

Greenville, S.C. 29606

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Patricia P. Harrison

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dereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

on demand with interest at the rate of 1/2 of 1% over the prime lending rate as declared by Community Bank, payable monthly on the unpaid balance of said loan.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 included to the Mortgagor of any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dellars (33.00) to the Mortgagor in hand well and tody paid by the Mortgagor at and before the sealing aid delivery of these presents, the record whereof is hereby a knowledged has granted, horzaned, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its occessors and assigns.

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, originally containing 40 acres as shown by a plat entitled "plat of Prospect Mill Land, Pelham, South Carolina", dated June 26, 1914, by Will D. Reeves, Engineer, recorded in Plat Book C at Page 161, R.M.C. Office for Greenville County, being the remainder of said tract excluding the following property:

- (a) Lots 1 through 16, inclusive, of the property of B. S. H. Harris as shown on plat made by Dalton & Neves, August 15, 1947, and recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 147.
- (b) That portion of the property lying on the southwestern side of Big Rocky Creek which was conveyed to Harold L. Fuller and Violet L. Fuller by Lillian P. Harris by deed dated June 29, 1959, and recorded in the R.M.C. Office for Greenville County in Deed Book 629 at Page 347.
- (c) That portion of the property lying on the northern side of Big Rocky Creek which was conveyed to Wesley V. Harrison by Patricia A. Harrison by deed dated January 3, 1978, recorded in the R.M.C. Office for Greenville County in Deed Book 1071 at Page 271.
- (d) That portion of the property lying on the northeasterly boundary of said property which was conveyd to Joseph C. Patterson by Patricia P. Harrison by deed dated August 4, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Book 898 at Page 336.

The lien of the within mortgage is second and subsequent to the lien of that mortgage given by Patricia P. Harrison to the Federal Land Bank of Columbia, in the original amount of \$45,000.00, dated November 13, 1968, and recorded in Mortgage Book 1111, Page 239, R.M.C. Office for Greenville County, South Carolina.

80.00

Together with all and singular rights, members, hereditiments, and appurtenances to the same belonging in any way incident or appertisining, 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 marker; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual heating hereto that all such fixtures and equipment, other than the

TOPIAVE 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.

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