

Mortgagee's Address:

P. O. Box 6807, Station B  
Greenville, SC 29606

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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1533-312

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

COMMUNITY BANK MORTGAGE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. Lane Dennard and Rita W. Dennard  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 One Hundred Seventy-Five

Thousand and no/100ths ----- DOLLARS (\$175,000.00),  
with interest thereon from date at the rate of ~~XXXXX~~ the prime lending rate of Community Bank plus one-half of one per cent (0.5%) per annum, adjusted daily. The principal amount to repaid upon demand.

Interest provided in the Note shall be calculated on sums actually advanced to Borrower and only from the date or dates of such advances.

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 as Lot 32 on plat of Green Valley Estates, recorded in the RMC Office for Greenville County in Plat Book QQ at pages 2 and 3 and being more fully described according to said plat as follows, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 31 & 32, said iron pin situated on the northeast side of Green Valley Drive and running thence with Green Valley Drive N. 34-38 W. 200 feet to an iron pin at the joint front corner of Lots 32 & 33; thence with the line of Lot 33, N. 52-37 E. 342.3 feet to an iron pin at the joint rear corner of Lots 32 & 33 and the joint line of the golf course; thence running with the golf course line S. 28-32 E. 220.8 feet to an iron pin at the joint rear corner of Lots 31 and 32; thence with the line of Lot 31, S. 55-55 W. 318.6 feet to an iron pin at the point of beginning.

DERIVATION: Deed of Raymond C. Ramage and Marguerite T. Ramage, recorded December 12, 1980, in Deed Book 1138 at page 862, in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

COMMUNITY BANK  
2760 CHR  
H. Lane Dennard  
Rita W. Dennard

1533-312

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