

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MAR 31 4 36 PM '81

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Roscoe Hines and Frances G. Hines

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Post Office Box 6807, Greenville, South Carolina

(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

Fourteen Thousand Five Hundred and 00/100-----Dollars (\$14,500.00) due and payable

in forty-eight (48) monthly payments of Four Hundred Twenty-Two Dollars and Five Cents (\$422.05), beginning on the 15th day of May, 1981, and continuing monthly thereafter;

with interest thereon from below date at the rate of seventeen per centum per annum, to be paid monthly with principal

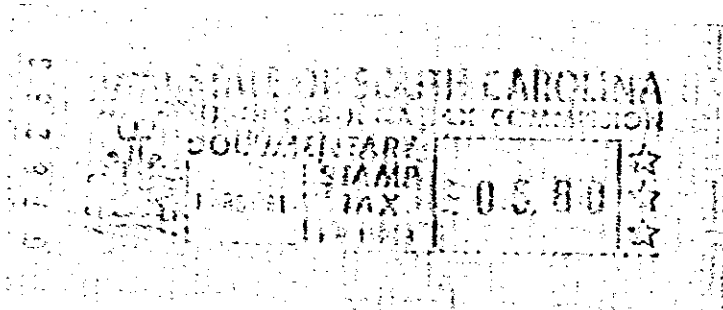
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, shown as a part of Lot 17, Section 2 on a plat of Fallis Annex, recorded in Plat Book C, Page 101, reference to which is craved for a more complete description, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Caren Drive, at the corner of property of James S. Smith, which iron pin is situated 110 feet east of the intersection of White Circle Road and Caren Drive, and running thence along the southern side of Caren Drive N 64-30 E 224.3 feet to an iron pin; thence S 23-51 E 100 feet to an iron pin; thence S 64-24 W 233.1 feet to an iron pin; thence N 18-50 W 100.4 feet to the point of beginning.

This is the same property conveyed to us by James R. Lee in Deed Book 1092, Page 632, recorded November 28, 1978.



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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 such 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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