

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

11 '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Linda S. Tollison and C. David Tollison,

(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

One Hundred Twenty-Five Thousand & 00/100 ---- Dollars (\$125,000.00 ) due and payable one (1) year from the date of this instrument, with no prepayment penalty and with interest computed only upon the amount of loan drawn. Interest is at the rate of prime + 1/4 per centum per annum, to be computed and paid monthly on the existing unpaid principal (amount drawn).

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, together with all improvements thereon, situate, lying and being on the southerly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 42 on plat of Meyers Park Subdivision, Section 2, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 5-P, at Page 54, and revised plat dated November 10, 1976, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 5-P, at Page 57, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Forest Lane at the joint front corner of Lots Nos. 42 and 43 and running thence with the line of Lot No. 43, S. 6-39 E. 236.39 feet to an iron pin at the rear corner of premises herein described and property now or formerly of Greenville Country Club; thence with property now or formerly of Greenville Country Club, N. 75-48 W. 185.75 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence with the line of Lot No. 41, N. 11-51 E. 198.55 feet to an iron pin on Forest Lane; thence with Forest Lane, S. 87-24 E. 112 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor, Linda S. Tollison, by deed of Jack M. VanderWood dated October 20, 1981, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1157, at Page 103.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S. C. ON NOVEMBER 11, 1982 AT 11:00 AM. AMOUNT \$125,000.00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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