

MORTGAGEE'S ADDRESS:
P.O. Box 6807
Greenville, S. C. 29606

800-1624-338

FILED

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT
GREENVILLE

FILED
SEP 7 10 59 AM '83

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

DONNIE S. HENSLEY
R.M.C.

WHEREAS, C. DAN JOYNER AND KATHERINE P. JOYNER

(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 THREE HUNDRED THOUSAND AND NO/100-----

Dollars (\$ 300,000.00) due and payable

ON DEMAND with interest being due quarterly at the prime rate plus one-half (1/2) percent.

As Set Out Above

with interest thereon from August 10, 1983 at the rate of / 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 BEAUFORT AND GREENVILLE

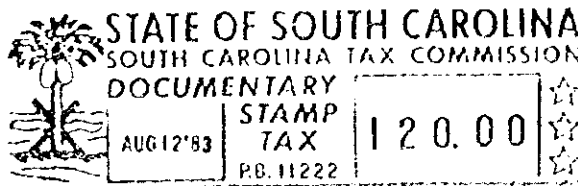
ALL that certain piece, parcel or lot of land situate, lying and being on Fripp Island in Beaufort County, State of South Carolina, shown and delineated as Lot One (1), Block C of Subdivision One (1), on a plat of Subdivision Number One (1), prepared by Hardwick F. Wilson, Jr., Registered Engineer, for Fripp Island Resort, Inc., on July 20, 1961, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 13 at page 26. Said lot having the following boundaries and measurements, to-wit: Bounded on the North by Winter Trout Road as shown on said plat whereon it measures for a distance of Eighty (80.0') feet, on the East by Lot Two (2), Block C, as shown on said plat, whereon it measures for a distance of Two Hundred Forty-Six and Two-Tenths (246.2') feet, on the South by property of Fripp Island Resort, Inc., as shown on said plat as the Beach of Fripp Island, whereon it fronts for a distance of Eighty and Three-Tenths (80.3') feet; and on the West by a walkway as shown on said plat, whereon it measures for a distance of Two Hundred Forty and One-Tenth (240.1') feet.

Derivation: Deed Book 314, Page 1356 - George G. Cope 1/8/81

ALSO,

ALL that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina situate, lying and being on the eastern side of Cleveland Street Extension and being known and designated as Lot No. 5 on a plat of Section E of Gower Estate Subdivision, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book "BBB", at Page 71, reference being made to said plat for a more particular description thereof.

Derivation: Deed Book 847, Page 648 - J. V. Trotter 7/3/68



FILED IN REAL EST BOOK 292 PAGE 1737
FILED AT 17.00.00 ON 08/12/83

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