

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JUL 31 2 11 PM '84  
DONALD L. WILLIAM R. FAIRBANKS,  
R.M.C.

(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 SIXTY THOUSAND AND NO/100----- Dollars (\$160,000.00) due and payable

120 days from date (Due November 28, 1984)

with interest thereon from date at the rate of 1% above prime rate of rate of per centum per annum, to be paid: at maturity Community Bank

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 and designated as 29.60 Acres as shown on plat entitled Survey for Carl Blyth, revised July 18, 1984, prepared by W. B. Huntley, III, which plat is of record in the RMC Office for Greenville County in Plat Book N-4, page 50, and having according to said plat the following metes and bounds, to wit:

BEGINNING at nail and cap in center line of Foothills Road at corner of subject property and Lot 18 of Stratford Forest Subdivision and running thence down center line of Foothills Road, S. 33-43 E. 294.31 feet to iron pin; thence continuing down center line of Foothills Road S. 37-10 E. 20.37 feet, S. 37-05 E. 79.55 feet, and S. 39-22 E. 718.97 feet to railroad spike at joint corner of a 9-acre tract of land this day acquired; running thence down joint line of said tracts S. 33-42 W. 593.88 feet to iron pin; running thence N. 56-18 W. 215.85 feet to iron pin; running thence S. 33-42 W. 356.81 feet to iron pin running thence S. 16-58 W. 402.31 feet to middle of creek; running thence down center line of said creek which is the line N. 85-21 W. 150 feet to a concrete monument; running thence N. 16-58 E. 250 feet to iron pin; thence N. 11-39 W. 500 feet to iron pin; thence N. 58-17 W. 120 feet to iron pin; thence N. 40-14 W. 120 feet to iron pin; thence N. 30-06 E. 540 feet to iron pin; thence N. 51-59 E. 649.56 feet to point of beginning.

This being portion of property conveyed to the Mortgagor herein by deed of Carl Dennett Blyth, Sr., of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

3 JUL 31 84 060

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUL 31 1984  
STAMP TAX \$ 48.00  
PB 11213

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.

RECORDED

4328-112