

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 1 11 50 AM '84

VOL 1683 PAGE 872

WHEREAS, Joseph B. Busby

DONNIE S. WALKERSLEY  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, whose address is 416 E. North Street, Greenville, SC 29601

(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 Eighty Thousand

Dollars (\$ 80,000.00 ) due and payable

in fifty-nine monthly payments of \$109.38, including principal and interest beginning November 1, 1984 with a balloon payment of the remaining principal balance, plus accrued interest due and payable on October 1, 1989,

with interest thereon from date at the rate of 14.25 per centum per annum, to be paid: on the first day of each month beginning November 1, 1984, and with a final payment due October 1, 1989.

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:

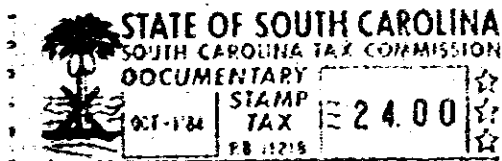
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, on Dove Tree Road, being shown and designated as Lot No. 108, on plat of Dove Tree, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4 X at Page 21, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Dove Tree Road, joint front corner of Lots Nos. 108 and 109, and running thence with the joint lines of said lots S. 76-09 E. 160.2 feet to an iron pin in line of Lot No. 104; thence with the joint rear lines of Lots Nos. 104, 105 and 108 N. 13-55 E. 125 feet to an iron pin in line of Lot No. 105; thence with the joint lines of Lots Nos. 107 and 108 N. 75-12 W. 175.8 feet to an iron pin on the easterly side of Dove Tree Road; thence with the easterly side of Dove Tree Road S. 0-55 E. 59.4 feet to a point; thence continuing with the easterly side of Dove Tree Road S. 13-51 W. 70 feet to the point of beginning.

BEING the same property conveyed to the grantor herein by deed of James C. Haynes and Donna J. Haynes dated September 18, 1984 to be recorded herewith.

LEATHERWOOD, WALKER, TODD & MANN



400  
21A01

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.

997

4328-742