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FILED GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

CORNE STANKERSLEY

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

Bobby G. Roach and

TO ALL WHOM THESE PRESENTS MAY CONCERN: Frances H. Watson Roach

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 no/100ths

Fourteen thousand eight hundred ninety-eight and pollars (14,898.00), including interest at the rate of 12.50% Annual Percentage Rate with the rest of 12.50% Annual Percentage Rate in sixty monthly installments of \$248.30 each beginning August 15, 1978 with a like payment due on the 15th day of each month thereafter until paid in full.

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, in Paris Mountain Township, being known and designated as Lot 4 and Lot 3 of the subdivision of Property of John G. Hines, prepared by Terry T. Dill, R.L.S., dated October 27, 1953, and recorded in the RMC Office for Greenville County in Plat Book JJ at Page 175\*B and being described, according to said plat, to-wit:

Beginning at an iron pin on Phillips Trail at the southwestern corner of Lot 1 at the intersection of Phillips Trail and a 25-foot alley and running thence along the line of Lot 1, S 85-23 E 160 feet to an iron pin; thence along the rear line of Lot 1, N 7\*0 E 109 feet to an iron pin; thence continuing along line of Lot 1, N 78-14 W 151 feet to an iron pin at the corner of Lots 2 and 3; thence along the common line of said Lots, N 4-53 E 124 feet to an iron pin; thence along the line of Lots 3 and 4, S 89-35 E 496.5 feet to an iron pin; thence running S 3-30 W 325 feet, more or less, to an iron pin at the corner of Lot 4 and property now or formerly belonging to Harvey Batson; thence running N 83\*63 W 146,5 feet to an iron pin pin; thence N 85-23 W 336.6 feet to an iron pin on Phillips Trail; thence continuing along Phillips Trail 25 feet, more or less, to an iron pin, the point of beginning.

LESS: That 25-foot strip adjoining Lot 2. This being the same 25-foot strip conveyed by John Grady Hines to Rebecca Mazell Hines by deed dated February 19, 1966 and recorded in Deed Book 793 at Page 186 in the RMC Office for Greenville County.

(continued on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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