P.O.Box 6556, Greenville, SC

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, 5 C. 21456 -11.474

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

WHEREAS. H. Harold Tarletong Am, and Ladson D. Tankersley

(hereinalter referred to as Mortgagos) is well and truly indekted unto Community Bank

and the same of the contract o

(bereinafter referred to as Mortgagee) as evidenced by the Mortgago: s promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred, Forty Thousand and No/100------

one year from date.

with interest thereon from

at the rate

per centum per annum, to be paid: quarterly

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 aloresaid 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 Mortgagore at any time for advances made to or for his account by the Mortgagore, and also in consideration of the further sum of Three Dollars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagore at and before the scaling 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 Mortgagore, its successors and assigns:

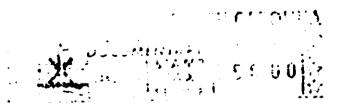
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, smalle, hing and being in the State of South Carolina, County of Greenville, Butler Township, containing 2.07 acres, more or less, and having, according to a plat entitled "Property of Richard F. Watson, Jr.", prepared by C. O. Riddle, RLS, September, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Pelham Road and a county road now known as Haywood Road, and running thence along the western edge of Haywood Road, S. 7-30 E. 354.7 feet to an iron pin; thence N. 35-30 W. 265 feet to an iron pin at the corner of a lot belonging to the mortgagors herein; thence along the line of that lot, due north 368 feet to a point on the southern side of Pelham Road; thence along the southern side of Pelham Road, N. 84-55 E. 161.3 feet to an iron pin; thence S. 51-17 E. 72.2 feet to the beginning corner.

LESS. HOWEVER, that property taken by the South Carolina Highway Department through condemnation proceedings.

THIS being the same property conveyed to the mortgagors herein by deed of J. W. Hiller, of even date, to be recorded herewith.

THE mortgagee agrees to release protions of the above described property for development, provided, however, that sufficient security in the property, as determined by appraisal, is retained under the terms of this mortgage as collateral.



Together with all and singular rights, members, hereditaments, and appurenances to the same belonging in any way intribut or appearationing, and all od the rents, issues, and profits which may arise or be had therefrom, and including all heating, pluming, and lighting fintures now or hereafter attached, connected, or listed thereto in any manner. I being the intention of the parties hereto that all fintures and equipment, other than the usual household furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Montgagee, its heirs, successors and assigns, forever,

The Mortgagor covenants that it is lawfully seized of the premises hereinshove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or entireties same, and that the premises are free and clear of all bins and encountraines except as provided herein. The Mortgagor further covenants to warrant and forever before all and singular the said premises unto the Mortgagor and all persons whomspewer lawfully claiming the same or any part thereof

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