CREENVILLE CO. S. C.

vol 1470 PAGE 351

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE JAN 15 3 46 PH 179

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEP ALL WHOM THESE PRESENTS MAY CONCERN: R.M.C.

WHEREAS, Wallace H. Burgess and Mary F. Burgess, have executed and delivered unto Community Bank their individual guaranty of payment

CENTHER HIGH YARDEN KANDEN KENTEN KENTEN KENTEN KENTEN KENTEN WHICH are incorporated herein by reference xinchessurches.

guaranteeing full payment and performance of a loan between mortgagee and Interactive Business Sytems, Inc., the terms of which are incorporated hereby by reference; said loan is evidenced by promissory note in the amount of \$50,000.00

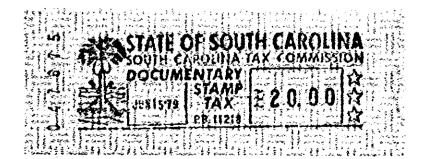
With interest thereon from at the rate of $12 \frac{1}{2}$ per centum per annum, to be paid: according to date the terms of said note WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid 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 piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the western side of a road from Taylors to Brushy Creek Baptist Church in Chick Springs Township, Greenville County, South Carolina, bounded on the North by Leonard A. and Margaret S. Smith, on the East by said road, on the South and West by lands now or formerly owned by C. S. Hammett, and having the following metes and bounds, to-wit:

BEGINNING at a nail and stopper in the center of a road from Taylors to Brushy Creek Baptist Church at corner of property now or formerly owned by Smith, and thence with the Smith line, S. 57-15 W. 280 feet to an iron pin; thence S. 20-30 W. 200 feet to a stake; thence N. 57-15 E. 280 feet to a nail and stopper in the center of said road (iron pin back on line at 29.2 feet); thence with the center of said road N. 19-45 W. 100 feet to a bend; thence continuing with said road, N. 21-15 W. 100 feet to an iron pin, the beginning corner, containing 1.26 acres, more or less.

This is the identical property conveyed to the mortgagors herein by deed of B. L. Farr and Janet Farr dated December 15, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Book 904 at Page 642.



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 Mostgagor 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 tho premises are free and clear of all liens and encumbrances except as provided berein. 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.