BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & STOUDENMIRE, P.A., SUITE 15, 1700 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE - 203(1570) 12239

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, WANDA RODDY (formerly Wanda Grant)

(hereinaster 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 Twenty Five Thousand

Dollars (\$125,000.00) due and payable

180 days

with interest thereon from date

at the rate of prime plus per centum per annum, to be paid: at maturity 1/4%

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 grait, 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

ALL that lot of land in Greenville County, South Carolina, being known as Lot No. 2 on plat of Terra Oaks Subdivision recorded in Plat Book 7-X at Page 33 in the R.M.C. Office of Greenville County. Reference being craved to said plat for a more particular metes and bounds description.

This property is conveyed subject to restrictions recorded in Deed Book 1131 at Page 27 in the R.M.C. Office for Greenville County and is also conveyed subject to all easements, restrictions, zoning ordinances and rights of way on record and on the ground which affect said property.

This is a portion of the property conveyed to the mortgagor herein by deed of Terra Oaks, Inc. recorded in the R.M.C. Office for Greenville County on April 28, 1981 in Deed Book 1147 at Page 650.

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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.

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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 seczed of the premises heireinabove described in fee simple absolute, that it has good right and is Clawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided therein. 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.