STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. CHORTGAGE OF REAL ESTATE

MAR 9 4 00TB LLD WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.M.C

WHEREAS, MABLE B. AYERS

(hereinafter referred to as Mortgagor) is well and truly indebted un to

COMMUNITY BANK

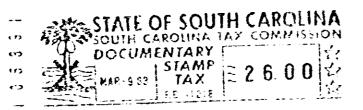
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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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, self and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being cut off of the Southwesterly corner of a 22.68 acre tract described on a plat recorded in Plat Book XX at Page 87 and containing 2.27 acres according to plat prepared by C. O. Riddle, Surveyor, dated August 31, 1976, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner oand running thence along the line of property of Tanner, N. 11-40 E., 221.15 feet to an iron pin located 230.6 feet from a stone of the corner of Tanner and T. D. Riddle; thence S. 69-40 E., 499.46 feet to an iron pin on the Northwesterly side of Wagonwheel Drive; thence along said Drive S. 22-37 W., 176.7 feet to an iron pin; thence still along said Drive, S. 17-53 W., 45.06 feet to an iron pin on the old line; thence N. 61-40 W., 216.9 feet to an iron pin; thence along a 24.81 acres tract, N. 75-53 W., 247.7 feet to the point of beginning. This being the identical property conveyed to the Mortgagor herein by deed of R. C. Ayers recorded November 12, 1976 in the RMC Office for Greenville County in Deed Book 1046, Page 43.



Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgegee, 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

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