

MORTGAGE OF REAL ESTATE—Offices of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA -
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Phyllis H. Altenbern, formerly known as Phyllis H. Davis,
R.M.C. CASLEY

(hereinafter 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

Fifteen Thousand and No/100-----Dollars (\$ 15,000.00) due and payable in the following manner: \$277.45 shall be paid on June 1, 1984, and a like sum shall be paid on the same day in each succeeding month thereafter until the aforesaid indebtedness, together with accrued interest, shall be paid in full, all payments to be applied first to interest, with the balance, if any, to be applied to principal interest thereon from date at the rate of 13.75 per centum per annum, to be paid monthly, notwithstanding the entire principal and interest balance shall be due May 1, 1991, if not sooner paid.

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, the Mortgagee's heirs, successors and assigns:

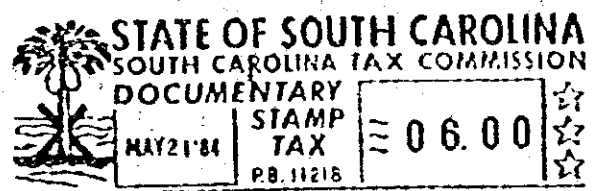
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel, or lot of land, situate, lying, and being on the southwestern side of Whitman Drive near the City of Greenville in the County of Greenville, State of South Carolina, and being known and designated as Lot 46 of a subdivision known as Heathwood, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, at Page 35, said lot having such metes and bounds as shown thereon, to-wit:

BEGINNING at an iron pin on the eastern side of Whitman Drive at the joint front corner of Lot 45 and Lot 46 and running thence with Lot 45, S. 80-06 E. 200 feet to an iron pin at the joint rear corner of Lots 37, 38, 45, and 46; thence with Lot 37, S. 9-54 W. 100 feet to an iron pin at the joint rear corner of Lots 36, 37, 46 and 47; thence with Lot 47, N. 80-06 W. 200 feet to an iron pin on Whitman Drive; thence with said Drive, N. 9-54 E. 100 feet to the point of Beginning.

The within property is the identical property conveyed to Charles M. Davis and Phyllis H. Davis by deed of Dorothy W. Hammett, dated June 11, 1979, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1104, at Page 751. The said Charles M. Davis conveyed his interest in the subject property to Phyllis H. Davis by deed dated August 6, 1980, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1130, at Page 734.

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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 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 Mortgagor covenants that is 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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