

Stillwell
ASHMORE & HUNTER, ATTORNEYS,
STATE OF SOUTH CAROLINA } CR. 1 ED
COUNTY OF GREENVILLE }

Greenville, South Carolina 29603 1583 pg 451

S.C. MORTGAGE OF REAL ESTATE 76 pg 920

4 PM 10/20 ALL WHOM THESE PRESENTS MAY CONCERN:
John C. MERSLEY

WHEREAS, WE, RICHARD A. ASHMORE and MARY JANE MC CUEN ASHMORE
(Mortgagors referred to as Mortgagor) are well and truly indebted unto COMMUNITY BANK

(Borrower referred to as Mortgagor) 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 THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$ 350,000.00) due and payable

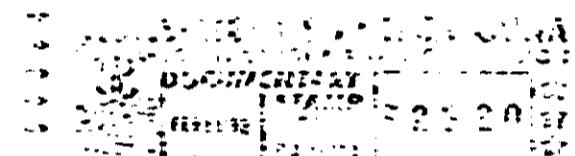
as stated therein.

(This Mortgage secures the sum of Sixty Three Thousand and 00/100 (\$63,000.00) Dollars
of the above referred to Promissory Note.)

..., 211.11 feet to a new iron pin; thence S. 14-15-20 W., 355.60 feet to a new iron pin; thence S. 63-44-30 W., 229.23 feet to a new iron pin; thence N. 19-15-30 W., 300.33 feet to a new iron pin; thence N. 63-19 E., 673.67 feet to the point of beginning.

This is portion of the property conveyed to Richard A. Ashmore and A. William Stewart by deed of Donald T. Elmore dated September 19, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1111 at Page 975 on September 21, 1979. Richard A. Ashmore and Mary Jane McCuen Ashmore by Deed dated January 31, 1980 recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed 1119 at Page 985 on February 1, 1980.

Mortgagees Address:
Community Bank
Box 6807
Greenville, SC 29606



Together with all and singular rights, credits, hereditaments, and appurtenances to the same belonging to us or incident or appertaining and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and or benefits attached thereto, or fixed 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 Mortgagor, 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 fully authorized to will, 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 whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagor for any further losses, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagor against loss by fire and any other hazards specified by Mortgagor, in an amount not less than the mortgage debt, or on such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and premium thereon shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorise each insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whether due or not.

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