MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

BOOK 1531 PAGE 836

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 4 1 54 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 84 PAGE 835

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert D. Garrett and Terrance E. Lane

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, South Carolina

(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-four Thousand and no/100ths Dollars ($124,000.00) due and payable

BEGINNING at a point in the center lines of intersection of Harness Trail and South Carolina Highway 14; thence N 04-05-16 W 15.55 feet; thence N 04-44-55 W 146.70 feet; thence N 03-52-43 W 79.13 feet; thence N 01-28-59 W 99.98 feet; thence N 02-17-21 E 100.08 feet; thence N 05-22-36 E 67 feet; thence N 07-18-20 E 32.81 feet; thence N 10-06-47 E 99.89 feet; thence N 10-32-47 E 280.84 feet; thence N 10-33-37 E 390.02 feet; thence N 10-14-55 E 45.20 feet to the point of beginning. Thence N 10-14-55 E 54.82 feet; thence N 09-24-57 E 99.90 feet; thence N 09-10-57 E 52.66 feet; thence N 08-34-09 E 99.04 feet; thence N 07-31-27 E 100.15 feet; thence N 06-34-47 E 99.99 feet; thence N 85-05-18 W 248.14 feet; thence S 11-29-08 W 482.81 feet; thence S 79-45-05 E 273.95 feet to the point of beginning.

2.00

DERIVATION: This being the same property conveyed to Mortgagors herein by Deed of Donald F. Waggoner as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1142, Page 189, on February 4, 1981.

The above described tracts of land bare the block book references as follows:
539.1-1-13
539.5-1-64

27527

PAID & SATISFIED
This 1 Day of March 1984

FILED
GREENVILLE CO. S.C.
MAR 9 12 52 PM '84
DONNIE S. TANKERSLEY
R.M.C.

MAR 8 1984

WITNESS

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

GREENVILLE OFFICE SUPPLY CO. INC.