

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

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

Community Bank, Greenville, SC

(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

Thirty-five Thousand and no/100ths

Dollars (\$ 35,000.00) due and payable

with interest thereon from August 5, 1981 at the rate of seventeen per centum per annum, to be paid: according to said note.

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, 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 Greenville, in Austin Township, containing in the aggregate 80.25 acres more or less, and being known and designated as Lots 1 and 2 of the lands of John Thomas Vaughn, deceased, and being described together according to a plat by J. Coke Smith, Surveyor, dated March 20, 1951 as follows:

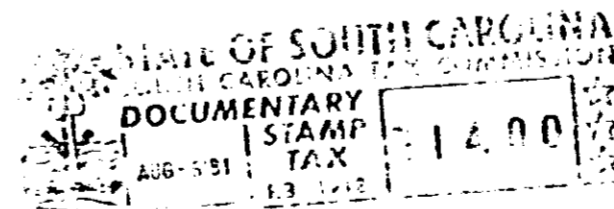
BEGINNING at a stone on a surface-treated county road at the intersection of another road, and running thence with the last mentioned road, N 87-19 W 13.70 chains to an iron pin at the corner of property now or formerly belonging to R. H. Morton; thence with Morton's line, N 17-07 E 5.76 chains to a point; thence still with Morton's line, N 71-58 W 12.80 chains to a point in the line of property now or formerly belonging to the T. E. Vaughn Estate; thence with said Vaughn line, N 5-11 E 20.94 chains to an iron pin in the line of property now or formerly belonging to Todd; thence with Todd's line, N 68-11 E 28.00 chains to a point in the hard surface county road first abovementioned thence along said road, S 5-05 W 41.27 chains to the beginning corner.

DERIVATION: This being the same property conveyed to James H. Maddox deceased, by Deed of A. Ralph Todd, as Trustee, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 431, Page 534, on April 2, 1951. Further, the abovedescribed property is now held in trust under the will of James H. Maddox, deceased, as found in the Probate Court for Greenville County, South Carolina, in Apartment 1021, File 3. Further, reference is made to an order of the Court of Common Pleas, for Greenville County, South Carolina, in Cause of Action Number 78-CP-23-670 dated April 3, 1977, substituting Mr. Marvin C. Farr as co-trustee of the above described property.

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.

FILED
AUG 5 3 35 AM '81
DONNIE S. HANKERSLEY
R.M.C.

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