

## MORTGAGE OF REAL ESTATE -

BOOK 1582 PAGE 387

FILED  
 STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE OCT 4 3 23 PM '82 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
 R.M.C.

WHEREAS, MILLS & MILLS, a partnership consisting of Earl B. Mills and Marvin A. Mills

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank of 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 Thousand

Dollars (\$ 100,000.00 ) due and payable

in accordance with the terms of a promissory note from Mortgagors to Mortgagee of even date herewith

with interest thereon from date at the rate of prime + 1% per centum per annum, to be paid: monthly

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:

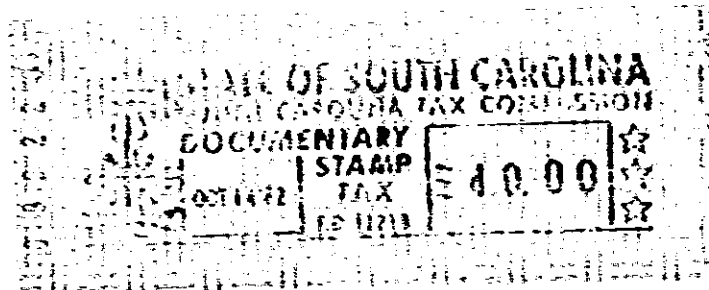
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and having the following courses and distances;

BEGINNING at a point on the Southern side of S. C. Highway No. 331 (known as Ashmore Branch Road) at corner of other property of Southeastern Sprinkler Co., Inc. and running thence along Ashmore Branch Road S. 67-52 W., 320 feet to a point; thence running S. 6-19 '10" E., 312 feet; thence running N. 67-52 E., 296 feet to a point; thence running N. 6-19 '10" W., 310 feet to the point and place of beginning.

This being the same property conveyed to Mortgagors by deed of Southeastern Sprinkler Co., Inc. dated December 8, 1971 and recorded in the RMC Office for Greenville County in Deed Book 931 at Page 313.



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.