ver. 1007 and 715

STATE OF SOUTH CAROLINA COUNTY OF Green vi 112 in py 184

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagee's Address: P. O. Box 6807, Greenville, S. C. 29606

WHEREAS. W. R. Rowan III and Judy G. Rowan

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

with interest thereon from June 14, 1984s the rate of 12.50 per centum per annum, to be 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, barganeed, 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 tract of land, with improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the northeastern side of Hammett Road near the City of Greenville, in the County of Greenville, State of South Carolina and containing 4.132 acres, according to a plat prepared by Charles F. Webb, R.L.S. entitled "Property of William R. Rowan, III and Judith G. Rowan" and recorded in the R.M.C. Office for Greenville County in Plat Book 8-D at Page 45 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Hammett Road at a point 1,562 feet from the intersection of Hammett Road and Brushy Creek Road and running thence along the center of said road S. 47-52 E., 184.25 feet to a spike; thence along the line of this property and property of Brannon, N. 63-14 E., 481.17 feet to an iron pin; thence N. 26-40 W., 399.60 feet to an iron pin; thence S. 61-00 W., 66.04 feet to an iron pin; thence S. 61-27 W., 310 feet to an iron pin; thence S. 16-09 E., 42.5 feet to an iron pin; thence S. 5-05 E., 97.0 feet to an iron pin; thence S. 21-47 E., 54.9 feet to an iron pin; thence S. 49-42 W., 127.51 feet to a spike in the center of Hammett Road, the point and place of beginning.

Together with all the mortgagor's right, title and interest in and to those two easements for ingress and egress granted by Jon P. Lorbach and Sally M. Lorbach recorded in the R.M.C. Office for Greenville County in Deed Book 1131 at Page 531 on the 19th day of August, 1980 and Vernon B. Brannon, II recorded in the R.M.C. Office for Greenville County in Deed Book 1131 at Page 534 on the 19th day of August, 1980.

This is the same property conveyed to the mortgagor herein by deed of Jon P. Lorbach and Sally M. Lorbach recorded in the R.M.C. Office for Greenville County in Deed Book 1084 at Page 868 on the 7th day of August, 1978.

This mortgage is junior in priority to that mortgage granted to Fidelity Federal Savings & Loan Association in the original principal amount of \$90,000 dated August 18, 1980 and recorded in the R.M.C. Office for Greenville County in REM Book 1511 at Page 771 on August 19, 1980.

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, he 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 soized of the premises heireinabove 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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