

Stillwell
ASHMORE & HUNTER, ATTORNEYS
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Greenville, South Carolina 29603 1553 Page 451
MORTGAGE OF REAL ESTATE 76 920

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, RICHARD A. ASHMORE and MARY JANE MC CUEN ASHMORE

are well and truly indebted unto COMMUNITY BANK

(hereinafter referred to as Mortgage) as evidenced by the Mortgage'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.)

W. 211.11 feet to a new iron pin; thence S. 74-13-20 W., 355.67 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 975 on February 1, 1980.

Mortgagees Address:
Community Bank
Box 6807
Greenville, SC 29606

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way 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 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, reimbursements or credits that may be made hereafter to the Mortgagee by the Mortgagee 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 Mortgagee 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 Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and proceeds thereof shall be held by the Mortgagee, and have attached thereto non-payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

RECORDED
SOUTH CAROLINA
DEED BOOK 1553 PAGE 451
FEB 1 1980
COMMUNITY BANK
2 DAY OF DEED
REGISTERED

0920

4328 RV 2