

Aug 23 10 40 AM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOMNIE S. TARRERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Julia Faye Lowe, of Greenville County, am

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

(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

Twenty-Seven Thousand, Two Hundred Forty-Seven & 20/100 Dollars (\$ 27, 247. 20) due and payable \$ 454. 12 thirty (30) days from the date of this mortgage and \$ 454. 12 on the 29th day of each and every succeeding calendar month thereafter until paid in full, which indebtedness will pay out over a total period of sixty (60) months, which payments include principal and interest as more fully appears in the Promissory Note

with interest thereon from at the rate of 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, 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, lying on the southwestern side of Mush Creek Drive, Highland Township, located about two miles northwest of Locust Hill Church and containing 2.82 acres according to survey prepared by Tri-State Surveyors, R. L. S. for Julia Faye Lowe, et al., September 5, 1973, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a nail in center of Mush Creek Drive at corner of a 4.18 acre tract to be conveyed to Leslie R. and Elizabeth L. Lowe and running thence with their line (shown on said plat as running down the center of an asphalt drive), S. 77-57 W. 359 feet to a nail; thence continuing S. 23-27 W. 195 feet to an iron pin at corner of other property of mortgagor; thence N. 39-43 W. 120 feet to an iron pin; thence N. 20-25 W. 187 feet to an iron pin at the corner of other property of mortgagor; thence N. 50-16 E. 385 feet to a nail in center of Mush Creek Drive (which nail lies 360.8 feet from State Road No. 270); thence with the center of Mush Creek Drive, S. 46-38 E. 378 feet to the point of beginning."



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 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.

01129

4328 RV-2