

MORTGAGE OF REAL ESTATE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 28 3 54 PM '80

DONNIE S. FARRERSLEY

WHEREAS, ANDREW J. MAULDIN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank of Greenville, 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 Twenty Thousand Six Hundred Fifty-Two and 60/100

Dollars (\$ 20,652.60) due and payable

In monthly installments of Three Hundred Forty-Four and 21/100 (\$344.21) Dollars commencing February 15, 1980 and Three Hundred Forty-Four and 21/100 (\$344.21) Dollars on the 15th day of each and every month thereafter until paid in full, said payments including interest at the rate of 13.50 per cent per annum.

AMOUNT ADVANCED: Fifteen Thousand and No/100 (\$15,000.00) Dollars

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, situate on the East side of Hall Road near the City of Greenville, shown on Plat of Property of Andrew J. Mauldin, Jr., made by Freeland and Associates, Surveyors, on January 24, 1980, recorded in the RMC Office for Greenville County, S.C. in Plat Book 74, Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hall Road, which pin is approximately 168 feet from the intersection of Hall Road and Tryon Road and running thence S. 72-00 E 250.1 feet to an iron pin; thence turning and running N. 28-52 E. 153.3 feet to an iron pin; thence turning and running S. 70-50 E. 108.9 feet to an iron pin; thence turning and running S. 31-50 W. 193.1 feet to an iron pin; thence running S. 51-00 W. 39.1 feet to an iron pin; thence S. 75-26 W. 39.0 feet to an iron pin; thence W. 82-34 W. 48.0 feet to an iron pin; thence N. 71-24 W. 234.2 feet to an iron pin on the eastern side of Hall Road; thence running with said road N. 14-36 E. 99.7 feet to the point of beginning.

Derivation: Claude R. Rogers, Deed Book 1119, at Page 646, recorded January 28, 1980.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
\$ 98.00

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.

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