

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } O. S. C.

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

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BOOK 1504 PAGE 897

JUN 10 3 55 PM '80

WHEREAS, DONOR CECIL L. DUFFIE,
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(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 SIXTY FIVE THOUSAND AND NO/100

Dollars (\$ 65,000.00) due and payable

29 days after date on 7-9-80 with interest at maturity.

with interest thereon from Date at the rate of 14.70 per centum per annum, to be paid: at maturity.

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, being known and designated as Lot 88 and the Southern one-half of Lot 89 on plat of Cleveland and Forest Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book M, Page 137, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Eastern side of Trails End Road, joint front corner of Lots 87 and 88, and running thence with Trails End Road, N. 25-25 W. 90 feet to a point; thence in a new line through center of Lot 89, N. 64-35 E. 171.35 feet to an iron pin on the Western side of alley; thence with said alley, S. 26-35 E. 90 feet to an iron pin; thence S. 64-35 W. 173.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed dated June 10, 1980 from H. Reid Sherard and Genie R. Sherard and recorded same date in the R.M.C. Office for Greenville County, in Deed Book 1127 at Page 213.

COMMUNITY BANK
RECORDS SECTION
GREENVILLE, S.C.
JUN 10 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 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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