

1577-125

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
BY 197
TO ALL WHOM THESE PRESENTS MAY CONCERN:
SLEY

MORTGAGE OF REAL ESTATE

WHEREAS, RANDOLPH W. HUNTER

(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

Eighteen Thousand and no/100 Dollars Dollars (\$18,000.00) due and payable

with interest thereon from August 5, 1982 at the rate of 15 1/2 per centum per annum, to be paid:
Three Hundred Thirty Dollars (\$330.00) per month for a period of three (3) years

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, City of Greenville, on the southwestern side of Laurens Road (U.S. Highway 276) and having according to a survey prepared by J. D. Calmes in August, 1960, the following metes and bounds to-wit:

BEGINNING at an iron pin on the south westerly side of Laurens Road, which iron pin is 190.0 feet from the southeastern corner of Richland Way and Laurens Road, and running thence along Laurens Road N. 58-38 W. 42.7 feet to an iron pin; thence S. 31-22 W. 95.03 feet to an iron pin; thence S. 54-17 E. 43 feet to an iron pin; thence N. 31-22 E. 98.3 feet to an iron pin, the point of beginning.

ALSO:

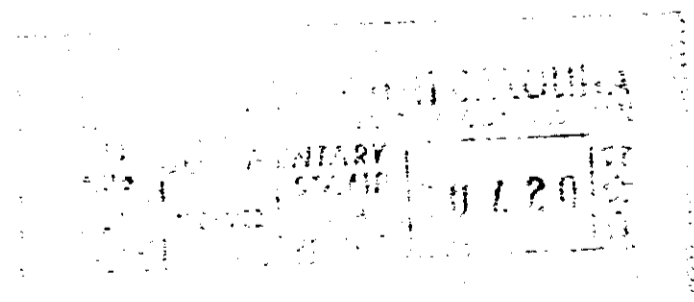
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville and having according to a plat of the property of W. P. David, prepared by J. D. Calmes, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwesterly side of Laurens Road, which iron is 250 feet from an iron pin on the southwest corner of the intersection of Laurens Road and Edaugh Avenue, and running thence S. 31-22 W. 103.0 feet to an iron pin; thence N. 54-17 W. 60.2 feet to an iron pin; thence N. 31-22 N. 98.3 feet to an iron pin on the southwesterly side of Laurens Road; thence along the southwesterly side of Laurens Road S. 58-38 E. 60.0 feet to an iron pin, the point of beginning. This being the same

Property conveyed by the Mortgagor by deed of even date to be recorded herewith.

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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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