

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603  
MORTGAGE OF REAL ESTATE

NO. 1035 204

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.  
JUN 15 1968  
A.M.C. WENSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, REGINALD R. RHOADS, JR.,

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 **Twenty Five Thousand Seven Hundred Four and 96/100---**  
-----Dollars (\$25,704.96) due and payable

per terms of Promissory Note of even date

with interest thereon from date at the rate of **16.56%** per centum per annum, to be paid per terms of note

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 Mortgagee in hand well and truly paid by the Mortgagor 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, State of South Carolina, lying and being on the southerly side of Colonial Lane, being known and designated as Lot No. 7 on plat of property of Colonial Acres, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB at Page 33, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Colonial Lane, said pin being the joint front corner of Lots No. 5 and 7 and running thence with the common of said lots S. 17-30 E 242 feet to an iron pin, the joint rear corner of Lots No. 5 and 7; thence S 72-30 W 180 feet to an iron pin, the joint rear corner of Lots 7 and 9; thence with the common line of said lots N. 17-30 W 242 feet to an iron pin on the southerly side of Colonial Lane; thence with the southerly side of Colonial Lane N. 72-30 E. 180 feet to an iron pin, the point of beginning.

This is the identical property conveyed unto Mortgagor herein by Deed of R. C. Ayers, dated April 19, 1968 and recorded April 22, 1968 in the RMC Office for Greenville County, South Carolina in Mortgage Book 842 at Page 438.

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Together with all and singular rights, members, benefits, 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 fixed 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 hereinafore 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.