

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 250 71 71
DUNN R.M.C.

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

Mortgagee's Address:
P.O. Box 6807
Greenville, SC 29606

WHEREAS, I, E. R. MCKELVEY, 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 and no/100 -----
-----Dollars (\$ 25,000.00) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 14.70% per centum per annum, to be paid: per terms of note

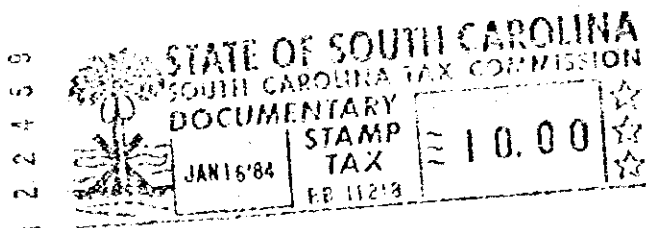
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

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 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 No. 1 in Section D of the property known as Washington Heights, plat of which was made by H. O. McDowell, Jr., and Julian P. Moore, Surveyors, dated December, 1944, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "M," at Page 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Washington Loop and running thence with Washington Loop N. 78-23 E. 117 feet to a stake, joint corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2, N. 27-11 W., 53.3 feet to a stake on line of Southern Railway right-of-way; thence with said right-of-way, S. 62-49 W., 100 feet to an iron pin; thence S. 2-30 E., 32 feet to the beginning corner.

This is the identical property conveyed unto Mortgagor herein by Deed of C. D. Childs, dated October 1, 1971, recorded October 4, 1971, in the RMC Office for Greenville County, South Carolina, in Deed Book 926 at Page 526.



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 it is not subject to any other liens or 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.