

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

Mortgagee's Address:

P.O. Box 6807
Greenville, SC 29606

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

NOV 29 9 44 AM '84

DONNIE S. BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Mary A. Young,

(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 Ten Thousand Two Hundred Fifty Three and 76/100----- Dollars (\$ 10,253.76) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 16.52 ~~PER ANNUM~~ ^{A.P.R.} 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, Oaklawn Township, on Horse Creek (School District 2-E), and bounded by lands now or formerly belonging to Eldon E. Davenport, T. P. Chapman and W. T. Allison, and being more fully described as follows:

BEGINNING at a stone on Horse Creek, W. T. Allison corner; thence South 8-00 West 8.14 chains (537.24 feet) to stone, Eldon E. Davenport corner; thence North 89 1/2 East 28.90 chains (1,907.4) along Eldon E. Davenport line to a flint rock on W. S. Meekin line; thence North 27-00 West 18.43 chains (1,222.98 feet) to a stone on Horse Creek; thence with said Creek as the line about 30 chains (1,980 feet) to the beginning corner, containing 30 acres, more or less.

This is the identical property conveyed unto Mortgagor herein by Deed of Edgar Young dated January 21, 1959, and recorded January 26, 1959, in the RMC Office for Greenville County, SC, in Deed Book 615 at Page 368.

LESS AND EXCEPT: All that parcel or tract of land in Oaklawn Township, Greenville County, State of South Carolina, and being the Northeastern part of the home place of Edgar and Cornelia Young and having the following courses and distances according to plat made by John E. Wood, surveyor dated May 25, 1970.

BEGINNING at a point in center of Chapman Grove Road, Iron Pin 25 feet on bank of road and thence along new line S. 66-30 W. 797.7 feet to Iron Pin thence N. 24-22 W. 432.8 feet to point in center of Horse Creek Iron Pin 12 feet on South bank of Creek, thence along Creek N. 83-03 E. 50.5 feet, thence S. 73-22 E. 81.2 feet; thence N. 71-47 E. 196.2 feet; thence N. 46-17 E. 150 feet; thence N. 45-03 E. 62.4 feet; thence N. 14-38 W. 76.4 feet; thence N. 48-37 E. 101.4 feet; thence N. 16-42 E. 82 feet; thence N. 40-15 E. 87 feet; thence N. 52-39 E. 98.7 feet to point in center of Bridge on Chapman Grove Road, thence along road S. 3-22 E. 108.95 feet to nail in center of road S. 26-13 E. 365.2 feet to point in center of road; thence still with road S. 23-30 E. 200 feet to beginning corner.

Bounded on the North by J. H. Chapman, on the East by Chapman Grove Road and on the South and West by other land of Edgar and Cornelia Young and continuing 8.72 acres more or less according to above mentioned survey.

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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