

SEP 5 1 30 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF

CONNIE S. TANKERSLEY
R.H.E.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Community Properties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald Raymond Charron
Box 132
Mauldin, S.C. 29662

(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

Seven Thousand Five Hundred - - - - - Dollars (\$ 7,500.00) due and payable

with interest thereon from Sept. 27, 1976 at the rate of 8 per centum per annum, to be paid: in full
on or before September 26, 1977

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

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as Lot No. 18 on a plat entitled "Rustic Estates", dated April 16, 1974, by Piedmont Engineers-Architects-Planners, recorded in Greenville County Plat Book 4-R at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Muscadine Drive, at the joint front corner of Lots 18 and 19, and running thence with the joint line of said Lots, N. 51-19 W. 172.10 feet to a point on the line of property now or formerly owned by David H. Cox; thence with said Cox line, N. 36-37 E. 95 feet to a point at the joint rear corner with Lot 17; thence with the joint line with Lot 17, S. 52-59 E 222.90 feet to a point on the northwestern edge of Muscadine Drive; thence with the northwestern edge of Muscadine Drive, as follows: S. 66-00 W. 38.03 feet; S. 63-38 W. 49.97 feet; S. 59-37 W. 24 feet to the point of beginning.

This being a portion of the property conveyed to the mortgagor herein by deed of Marvalee Putnam Smith recorded in Greenville County Deed Book 994 at Page 11, from Marva Lee Putnam (Now Marva Lee Putnam Smith) on Feb. 19, 1974.



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 whosoever lawfully claiming the same or any part thereof.

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