

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE

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1391 PAGE 486

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

GREENVILLE CO. S. C. }  
MORTGAGE OF REAL ESTATE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SAMUEL M. FORD and LINDA C. FORD

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 Eight Thousand, One Hundred, Fifty Eight and 80/100

Dollars (\$ 8,158.80 ) due and payable

in 60 monthly installments of \$135.98, beginning on the 22nd of March, 1977, and due on the same day of the month for each month thereafter.

~~with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum to be paid~~

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 on the southern side of Emily Lane,

and known and designated as lot # 8, according to a plat entitled "Moonville Realty", recorded in the R. M. C. Office for Greenville County in Plat Book 4W at Page 10, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of lots # 7 and # 8, and running thence S. 7-54 E. 230 feet to an iron pin at the joint rear corner of the said lots; running thence S. 82-06 W. 110 feet to an iron pin; running thence N. 7-54 W. 210 feet to a point, running thence N. 37-06 E. 35.4 feet to an iron pin on Emily lane, running thence with the said lane N. 82-06 E. 90 feet to the point of beginning.

THIS CONVEYANCE is made subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above described property.

DERIVATION: This is the same property that was conveyed to the mortgagors by a deed from Ermis and Jean O. Wortham, dated and recorded on October 27, 1975 in the R. M, C. Office for Greenville County in Deed Book Volume 1026, at Page 368.

\* \* \* \* \*

DOCUMENTARY  
STAMP  
TAX  
MAR 14 1977  
03.28

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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