

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

1392 487

MAR 25 11 43 AM '77
JANIE S. DANIELLEY
REC'D

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

WHEREAS, **COMMUNITY INVESTMENT CORPORATION, INC.**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **SETH LUMBER CO., INC.**

(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

FOUR THOUSAND EIGHT HUNDRED FIFTEEN & 86/100 ----- Dollars (\$**4,815.86**) due and payable

ONE YEAR FROM DATE, MARCH 24, 1978 . PARTIAL PAYMENTS CAN BE MADE DURING COURSE OF YEAR.

with interest thereon from **March 24, 1977** at the rate of **9%** per centum per annum, to be paid: **At maturity**

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 a part of **lot 33** as shown on a plat of **Looper and Yowm** property recorded in the **RMC Office for Greenville County** in **Plat Book F** at **page 77**, and having according to said plat, the following **metes and bounds, to-wit:**

Beginning at an iron pin on the southern side of Gordon Street, which iron pin is 233 feet from the southwestern intersection of Gordon Street, with White Horse Road, and running thence S. 3-25 W. 207.8 feet to an iron pin; thence S. 79-45 W. 48.6 feet to an iron pin; thence N. 3-13 W. 204.0 feet to an iron pin on the southern side of Gordon Street; thence along the southern side of Gordon Street N. 79-45 E. 73.3 feet an iron pin, the point of beginning. This being the same property presently mortgaged to C. Douglas Wilson & Co., Inc., with approximate balance of \$2,500.00 and was conveyed to mortgagor by Bond for Title on March 10, 1977, from Maxie T. Robinson.

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DOCUMENTARY
STAMP
MAR 25 1977

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 whomsoever lawfully claiming the same or any part thereof.

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