

Plat Book 6007
29606

800-1602 PAGE 452

MORTGAGE OF REAL ESTATE—Office of Love, Thompson, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
APR 18 4 38 PM '83
DONNIE S. TAMMERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. C. THREATT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 -----Three Hundred

Fifty Thousand and 00/100-----DOLLARS (\$ 350,000.00),

with interest thereon from date at the rate of / Community Bank prime plus one (1%)
per annum ~~per annum~~ said principal and interest to be repaid:

One (1) year from date, with interest only payable quarterly

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 28 1983 TAX 140.00
R.M.C.

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, situate on the Southeast-
easterly side of South Carolina Highway No. 291 being shown as a tract containing 7.924 acres on a plat of the property of T. C. Threatt dated April 1, 1983 prepared by Freeland & Associates, recorded in Plat Book 9M at Page 92 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of South Carolina Highway No. 291 at the corner of South King Road and running thence with the South Carolina Highway No. 291 the following courses and distances: N. 33-23 E. 22.7 feet, N. 32-14 E. 100 feet, N. 29-19 E. 100 feet, N. 26-21 E. 100 feet, and N. 23-24 E. 48.15 feet to an iron pin; thence S. 57-19 E. 664.62 feet to an iron pin on the Northwestern side of South King Road; thence with the right of way of South King Road the following courses and distances: S. 27-14 W. 151.89 feet, S. 29-58 W. 92.7 feet, S. 34-47 W. 91 feet, S. 43-25 W. 93 feet, S. 53-35 W. 93 feet, S. 59-30 W. 157.35 feet, N. 73-43 W. 34.24 feet, and N. 26-55 W. 580.40 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor by deed of Kingsroad Development Corporation recorded on January 31, 1974 in Deed Book 993 at Page 235 in the R.M.C. Office for Greenville County.

1517

4.0001

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

