

MORTGAGE OF REAL ESTATE -

BOOK 1605 PAGE 639

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
MAY 6 3 34 PM '83
DONNIE S. WATERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, LARRY R. NEWTON & SHERON L. NEWTON,

(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 FOUR THOUSAND ONE HUNDRED AND NO/100 ----- Dollars (\$ 4,100.00) due and payable

\$102.76 per month for 60 months, beginning June 22, 1983, payments applied first to interest, balance to principal,

with interest thereon from date at the rate of 17% per centum per annum, to be paid: monthly

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, as shown on survey made by Jeffery M. Plumblee, Surveyor, April 27, 1983, as being Tract No. 2 containing 1.5 Acres according to said plat and having the following courses and distances, to wit:

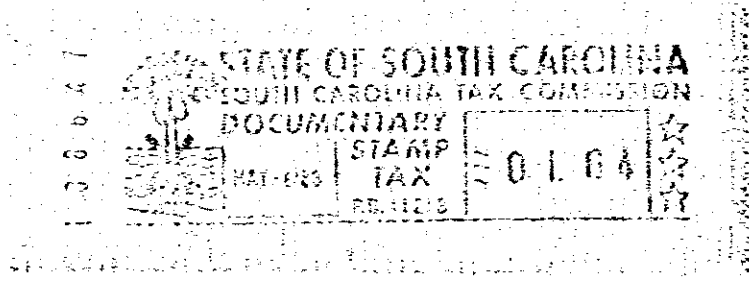
BEGINNING at iron pin at edge of Groce Meadow Road at the joint front corner of Tracts 1 & 2 and running thence S. 81-27 W. 591.3 feet to the approximate center of a transmission line owned by Duke Power Company; running thence along the line and right of way of Duke Power transmission line S. 69-52 E. 330.8 feet to a private road (Meadow Lane); running thence along said private road N. 60-22 E. 77.6 feet; thence continuing with said road N. 75-45 E. 145.8 feet; thence continuing with said road S. 88-53 E. 105.3 feet to iron pin; running thence N. 31-41 E. 29 feet to iron pin on Groce Meadow Road; running thence along right of way of Groce Meadow Road N. 27-47 W. 118.8 feet to the beginning. INCLUDED in this description is the RIGHT-OF-WAY of Duke Power Co. transmission line.

This being the same property conveyed to the Mortgagors herein by deed of Donald J. Williams of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

Mortgagee Address:

P.O. Box 5340,
Greenville, SC 29606

3 MY 6 83 015



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.