

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
FILED
JUN 22 4 10 PM '83
DONNIE S. [unclear]

300-1612-073

© TITLES, INC.
P. O. Box 1516
Columbia, S. C.
29202
Form # 742

WHEREAS, Crosby & Bagwell Enterprises, a South Carolina Partnership consisting of Stan Crosby and B.L. Bagwell as equal partners certain note of even date, stands firmly held and bound unto Community Bank

(hereinafter called the mortgagee) for the payment of the full and just sum of Fifty Thousand and no/100-----

(\$ 50,000.00-----) Dollars, payable as per note of even date with the entire balance, if not sooner paid, being due

19 , with interest, as in and by the note, reference being had thereto, will more fully appear.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its/his successors, heirs and assigns, the real property described as follows:

ALL that certain piece, parcel or lot of land situate on Pendleton Road near the City of Greenville, in Greenville County, South Carolina, being shown as the lot marked "SOLD" and located between Lot 17 and Lot 8 on Section B of plat of Mansfield Park, made by Piedmont Engineering Service, December, 1960 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book MM, Page 193, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point approximately 396.5 feet from the intersection of Pendleton Road and White Horse Road, at the joint front corner of Lot 17 and lot marked "SOLD". Running S.36-21 W. 205.5 feet, thence turning and running S.53-35 E. 35.0 feet, thence S.65-15 E. 54.4 feet, thence S.47-16 E. 117.1 feet, thence S.47-16 E. 40.2 feet, thence turning and running S. 28-05 W. 186 feet, thence turning and running N.58-04 W. 274.1 feet back to the beginning corner.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and which actually exist upon the ground affecting the above described property.

This being the same property conveyed to the Mortgagors herein by deed recorded in Deed Book 1150, at page 908, in the RMC Office of Greenville County, S.C. on the 1st day of July 1981.

Mortgagee's Address: P.O. Box 1608
Easley, SC 29640

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its/his successors, heirs and assigns forever.

AND the mortgagor does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the mortgagee, its/his successors, heirs and assigns, from and against itself and its successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, its successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its/his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its/his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its/his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, its successors or assigns, shall fail to pay all taxes and assessments upon the premises when they shall first become payable, then the mortgagee, its/his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

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