

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Jul 30 12 20 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1613 PAGE 836

WHEREAS, ROBERT L. MCCALL AND GEORGIA A. MCCALL

(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 Ten Thousand Two Hundred Seven and 68/100's -----

----- Dollars (\$ 10,207.68) due and payable

with interest thereon from date at the rate of ten (10) per centum per annum, to be paid: according to said Note.

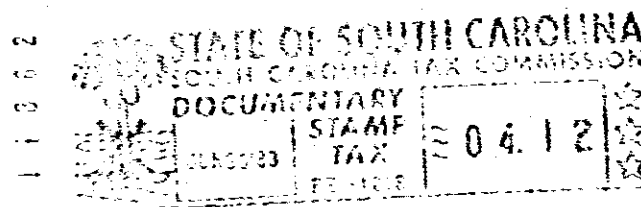
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and being shown as a 2 acre tract on a plat entitled "Property of Ruth G. McCall to be deeded to Robert L. McCall", made by Robert R. Spearman, dated June 29, 1976, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-U at page 80 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ponders Road in the line of property belonging to Ruth G. McCall (said iron pin being the North-westernmost corner of the within described property and located N. 5-30 E. 721 feet from an old iron pin being the southwesternmost corner of property conveyed to Ruth G. McCall by T. H. Cromer by Deed recorded in Deed Book 306 at Page 314) and running thence S. 84-30 E. 281 feet to an iron pin; thence S. 5-30 W. 310 feet to an iron pin; thence N. 84-30 W. 281 feet to an iron pin in the western boundary line of property of Ruth G. McCall; thence N. 5-30 E. 310 feet to an iron pin on the eastern side of Ponders Road, the point of Beginning."

THIS being the same property conveyed to the Mortgagors by deeds of Ruth G. McCall, et al, in Deed Books 1058 at Page 625 and Deed Book 1039 at Page 283.



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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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