

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 22 3 03 PM '83
COMMUNITY BANK

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

BOOK 1627 PAGE 58

WHEREAS, MURRAY GOODMAN

(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 One Hundred Forty-Two Thousand Nine Hundred Sixty-Three and 89/100

in monthly installments of One Thousand Five Hundred Seventy-Four and 16/100 Dollars commencing October 22, 1983 and One Thousand Five Hundred Seventy-Four and 16/100 Dollars on the 22nd day of each and every month thereafter until September 22, 1988, at which time the entire unpaid balance shall become due and payable,

including interest thereon from date hereof at the rate of Twelve 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, lying on the southern side of Pendleton Road, being known and designated as Lot No. 3 as shown on plat prepared for Eula Lee Rigdon and Vera C. Bailey by C. O. Riddle, R.L.S., July 2, 1962 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pendleton Road (Formerly known as Cox Bridge Road) joint front corner of Lots 3 and 4 and running thence with the southern side of Pendleton Road, N. 56-00 W. 92 feet to an iron pin at the corner of Lot 2; thence with the line of Lot 2, S. 34-00 W. 230 feet to an iron pin in the line of Lot 6; thence with the line of said lot, S. 56-00 E. 92 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the joint line of said lots, N. 34-00 E. 230 feet to the beginning corner.

ALSO: ALL that piece, parcel or lot of land with all improvements thereon, in Greenville Township, Greenville County, State of South Carolina, fronting on Cox Bridge Road and referred to on Plat as Lot No. 2 and having the following metes and bounds, to-wit:

BEGINNING at a pin in Cox Bridge Road and running thence with said road 92 feet to a pin; thence S. 34 W. 250 feet to a pin; thence N. 56-00 W. 92 feet to a pin; thence N. 34 E. 250 feet to the beginning corner. Bounded by lots Nos 1 and 3 and containing 0.52 acres, more or less.

Derivation: Bessie F. Jones, Deed Book 1188, at Page 463, recorded on May 18, 1983.

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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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