

ACTUAL LOAN AMOUNT \$13,500.00

MORTGAGE OF REAL ESTATE

VOL 1652 PAGE 870

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

MAR 20 12 31 PM '84 FROM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Jerry R. Crumpton

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Community Bank  
221 Plains Ave.  
Simpsonville, SC 29681

(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 Fourteen Thousand Four Hundred Seventy Eight and 78/100--

Dollars (\$14,478.75) due and payable

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180 days from date on 9/12/84 with interest payable at maturity.

with interest thereon from date at the rate of 14.5% per centum per annum, to be paid: at maturity.

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.

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, consisting of two (2) lots, designated as Lot Nos. 43 and 44, Block 1 of Newlands Subdivision, recorded in Plat Book C at Page 199, having a width of 100 feet on the Northwest side of Burgess Avenue, and a depth of 150 feet, with the courses shown on said plat.

Being the same property conveyed to the Mortgagor herein by deed of Floyd Burns to be recorded of even date herewith.

GCTO -----3 MR20 84 025

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX \$ 05.60  
MAR 22 1984

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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.