

1539

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HORTON, DRAWDY, HAGINS, WARD & JOHNSON, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 76 PAGE 1357

COUNTY OF GREENVILLE

FILED

GREENVILLE COUNTY ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 28 12 57 PM '81

WHEREAS, Wayne P. Comstock and Donna G. Comstock

Hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(Hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-Five Thousand and No/100 Dollars (\$35,000.00) due and payable

... N. 74-34 W. 231.6 feet to an iron pin; thence S. 47-58 W. 71 feet to an iron pin; thence S. 5-44 E. 94.8 feet to an iron pin, the joint rear corner of Lots 10 and 11; thence along the common line of Lots 10 and 11, S. 88-25 E. 248 feet to an iron pin on Selwyn Drive; thence along the Western side of Selwyn Drive, N. 11-26 E. 90 feet to the point and place of BEGINNING.

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29084780
MAR 28 1981
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This is the same property conveyed to the Mortgagors herein by deed of Theodore A. Watson and Lee Ann Watson dated December 29, 1975, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1029, at Page 420.

PAID & SATISFIED
THIS 24 Day of March 1981
21617

... TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee 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 Mortgagee 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 whatsoever lawfully claiming the same in any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, reb advances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured so may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in favor acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing in the mortgage debt, whether due or not.

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