

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603  
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

Mortgagee's Address:  
P.O. Box 6807  
Greenville, SC  
29606

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS WE, H. W. HEARST and MAMIE HEARST,

(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 Eight Thousand Three Hundred Seventy-Eight and 76/100---  
-----Dollars (\$ 8,378.76 ) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 15.25% per centum per annum, to be paid: per terms of 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:

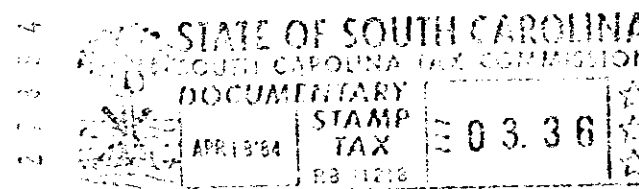
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the Georgia Road, as shown on plat of the property of Hazel Cureton and Lula Chapman, by Jones & Sutherland, Engineers, dated March 21, 1960, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point (bolt) in the center of the Georgia Road, joint front corner with lot of Hazel Cureton and running thence S. 7-08 E. 24.9 feet to an iron pin; thence S. 7-08 E. 210 feet to an iron pin; thence S. 87-50 W. 125 feet to an iron pin; thence N. 1-27 W. 209.2 feet to an iron pin; thence N. 1-27 W. 25.1 feet to a point (bolt) in the center of the Georgia Road; thence along the center of said Georgia Road, N. 87-45 E. 104 feet to the point of beginning, and containing one-half (1/2) acre, more or less.

This is the identical property conveyed unto Mortgagors herein by Deed of J.D. Chapman, Louise Childs, Ozzie B. Chapman, Gail Chapman and Ira Chapman, III, dated March 31, 1981, recorded July 31, 1981, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1152 at Page 714, and by deed of Jerome Chapman dated June 11, 1981, recorded July 31, 1981, in Deed Book 1152 at Page 727.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

DO 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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