

LEATHERWOOD, WALKER, TODD & MANN

416 E. North Street, Greenville, S.C. 29601

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 23 12 03 PM '78

CONNIE S. TANKERSLEY
LAURA C. COUSAR

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

LAURA C. COUSAR

(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

Thirty-five Thousand and no/100 ----- Dollars (\$ 35,000.00) due and payable
on demand

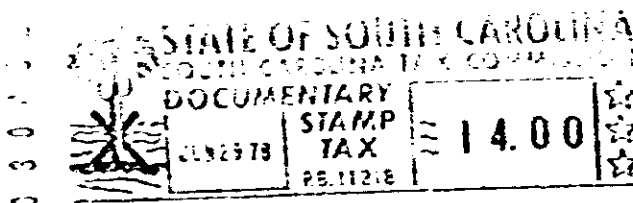
with interest thereon from _____ date _____ at the rate of ten _____ per centum per annum, to be paid: at maturity

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, the Mortgagee's heirs, 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 southern side of Simpson Street, near the city of Greenville, being shown and designated as Lot No. 16 on plat of Memorial Medical Park by W. R. Williams, Jr., Engineer - Surveyor, dated May 23, 1977, recorded in the Greenville County R.M.C. Office in plat book 5P, page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern right-of-way of Simpson Street at the joint front corner of Lots 15 and 16 and shown on the aforesaid plat and running thence with said Simpson Street right-of-way N. 55-50 W. 155 feet to an iron pin at the joint front corner of Lots 16 and 17; thence with the joint line of Lots 16 and 17, S. 25-08 W. 156.5 feet to an iron pin; thence running S. 53-27 E. 130 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the joint line of Lots 15 and 16, N. 34-22 E. 160 feet to the point of beginning on Simpson Street and being the same property conveyed to the mortgagor by deed of Memorial Medical Associates, recorded June 29, 1978, in deed book 1482, page 160.



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 is 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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