

File No. 9348

FILED
GREENVILLE CO. S. C.
MAR 14 4 38 PM '79

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, JOHN V. HUNTER III

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK OF GREENVILLE,
SOUTH CAROLINA, POST OFFICE BOX 6807
Greenville, S. C. 29606

(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 Sixteen Thousand, Five Hundred Sixty Six and

48/100----- Dollars (\$ 16,566.48) due and payable

as follows:

First Payment beginning on April 15, 1979 in the amount of \$197.22,
and on the 15th day of each month thereafter in the like amount,
until paid in full.

with interest thereon from maturity at the rate of 12.50 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, tract of land, in Chick Springs Township, located near the Pleasantview Baptist Church, lying on Old Rutherford Road, containing 0.95 Acre, more or less, and being more particularly described according to plat prepared by Wolfe and Husky, Inc., Engineering and Surveying, dated May 12, 1976.

BEGINNING at an iron pin siad Old Rutherford Road, and running thence N. 20-00 E. 210 feet to an iron pin; thence S. 49-00 E. 245 feet to an iron pin; thence S. 05-55 W. 139 feet to an iron pin; thence N. 67-15 W. 262.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by Deed LARRY J. CROWDER, and BETTY J. CROWDER, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1096 at page 392. on February 1, 1979.

This is a First Mortgage on the above property.

GCTO ----- 3 MR14 79 436

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAR 14 1979
PB. 11218
0664

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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