

MORTGAGE OF REAL ESTATE

BOOK 1529 PAGE 415

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } 100. S. C. MORTGAGE OF REAL ESTATE

JAN 7 11 49 AM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONN LANNERSLEY
R.M.C.

WHEREAS, BLAKE A. SHEWMAKER

(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 Two Hundred Seventy Thousand and no/100-----Dollars (\$ 270,000.00) due and payable according to the terms set forth therein.

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, and being shown on a plat entitled "Section No. I, Portion of McAlister Plaza", dated December, 1961, and subsequently revised by Piedmont Engineering Service, Greenville, S. C., said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 000, at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern edge of a right of way of Edgeworth Street, said point being 138.88 feet from the northeastern corner of the intersection of Edgeworth Street and Frederick Street; thence with the northeastern edge of said right of way, N. 61-19 W. 100 feet to a point; thence N. 28-41 E. 243.7 feet to a point in the center line of a 15-foot alley; thence with the center line of said 15-foot alley, the following chords and distances: S. 62-00 E. 28.05 feet and S. 61-24 E. 71.8 feet to a point; thence S. 28-41 W. 244.15 feet to a point on the northeastern edge of the right of way of Edgeworth Street, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of William W. Kellett, Jr., John R. McAdams, Warren C. Schulze and I. T. Welling, Jr., dated January 6, 1981, and recorded herewith in the R.M.C. Office for Greenville County, South Carolina, in Book 1140 at Page 339.

DOCUMENTARY STAMP
100.00

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

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