

FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE FEB 11 11 37 AM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1532 PAGE 369  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard W. Locke

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P. O. Box 6807, Station B, 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 -----

Twenty-Two Thousand Twenty-Six and No/100----- Dollars (\$ 22,026.00 ) due and payable as per the terms of said note;

including interest thereon from date at the rate of 16.25% APR per centum per annum, to be paid: as per the terms of said 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, in Ward Six of the City of Greenville, fronting on the north side of Sullivan Street 53 feet, with a depth on the east side of 98½ feet and a depth on the west side of 117½ feet, with a back line of 55 feet.

ALSO: ALL that piece, parcel or lot of land lying, being and situate in Greenville County, S.C., in the City of Greenville, containing 6,850 square feet, more or less, on the east side of Hudson Street, adjoining lands now or formerly of Baylis Holly, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the line of Lot No. 19, 134½ feet from said Hudson Street, and running thence with said Lot No. 19, N. 57 W. 134½ feet to said Hudson Street; thence with said street, N. 20 E. 50 feet to a stake, corner of said Baylis Holly's line or lot; thence with Holly's line, S. 57 E. 140 feet to a stake; thence 50 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor herein by deed of Lillie A. Nash, to be executed and recorded of even date herewith.

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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 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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