LAW OFFICES OF BRISSEY, BATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE — Mortgagee's Address: 416 E. North Street, Greenville, S.C. 29601

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1 56 PM '82
R.M.C. ERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAW OFFICES OF THOMAS C. BRISSEY, P.A.

WHEREAS, Flora A. Terrell

(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 Twelve Thousand Five Hundred and No/100

Dollars ($ 12,500.00) due and payable

as set out in promissory note of even date

~~with interest thereon from the date hereof at the rate of per cent per annum to be paid~~

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

Unit No. 20, Oak Grove Village Condominiums - a Horizontal Property Regime, situate on Kimbell Court in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominiums dated October 13, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1135 at page 327, said unit being also shown on Master Plat of Oak Grove Village Condominiums recorded in the RMC Office for Greenville County in Plat Book 7-Y at page 92. For a more complete description reference is hereby made to said plat.

This being the same property conveyed to Mortgagor by deed of Oak Grove Village Investors, a general partnership, by the Terrell Company, Inc., managing partner, recorded in Deed Book 1155 at page 550 on September 23, 1981.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
APR 2 '82
$ 05.00

1 AP 2 82 034

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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