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FILED
MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAL, GREENVILLE, S.C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 17 PH '82
HARRISLEY
M.H.C.

MORTGAGE OF REAL ESTATE BOOK 1589 PAGE 4

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Linda S. Vonder Haar

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank of George T. Vonder Haar, Jr. dated July 21, 1981, (hereinafter referred to as Mortgagee) as evidenced by the promissory note of the terms of which are incorporated herein by reference, in the sum of

Fourteen Thousand Four Hundred Four and 95/100----- Dollars (\$ 14,404.95) due and payable as provided in the terms of said promissory note, said terms are incorporated herein by reference

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 situate, lying and being on the northeastern side of Stoneridge Drive in Greenville County, South Carolina being known and designated as lot no. 5 as shown on a plat entitled STONERIDGE, PHASE I, made by Robert R. Spearman, dated January 28, 1982 and having according to said plat the following metes and bounds, to-wit:

TO FIND THE POINT OF BEGINNING, BEGIN at an iron pin on the northern side of Altamont Road, at the corner of property of Raines as it intersects with Altamont Road also being the point where the western side boundary line of lot no. 1 of Stoneridge Subdivision intersects Altamont Road and running thence with the northeastern side of Altamont Road, S. 70-11 E. 68.33 feet to a point on the northern side of Stoneridge Drive; thence along the northern and northeastern side of Stoneridge Drive, N. 47-17 E. 68.64 feet to a point, N. 65-26 E. 78.16 feet to a point, S. 76-51 E. 79.47 feet to a point, S. 53-43 E. 90.06 feet to an iron pin at the joint front corner of lots nos. 4 and 5, which iron pin marks the POINT OF BEGINNING: FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, and running thence along the common line of lots nos. 4 and 5, N. 57-41 E. 30.00 feet to an iron pin; thence continuing along the common line of said lots, N. 42-30 E. 166.66 feet to an iron pin; thence S. 43-22 E. 163.11 feet to an iron pin at the joint rear corner of lots nos. 5 and 6; thence along the common line of lots nos. 5 and 6, S. 62-31 W. 206.73 feet to an iron pin; thence continuing along the common line of lots nos. 5 and 6, S. 76-32 W. 30.00 feet to an iron pin on the northeastern side of Stoneridge Drive; thence along the curve of the northeastern side of Stoneridge Drive, the chord of which is N. 24-29 W. 90.17 feet, to an iron pin, the point of beginning.

ALSO, an easement of ingress and egress to and from Altamont Road along a strip of land described as follows:

BEGINNING at an iron pin on the northeastern side of Stoneridge Drive at the joint front corner of lots nos. 4 and 5 as identified above and running thence with the northeastern side of Stoneridge Drive, S. 24-29 E. 90.17 feet to an iron pin; thence S. 76-32 W. 40 feet to a point; thence N. 24-45 W. 77.08 feet to a point; thence N. 55-03 W. 65.61 feet to a point; thence N. 76-55 W. 62.66 feet to a point; thence S. 64-54 W. 50.86 feet to a point; thence S. 47-17 W. 100.91 feet to a point in the middle of Altamont Road; thence along the middle of Altamont Road, N. 41-43 W. 20.0 feet to a point; thence N. 47-17 E. 101.37 feet to a point; thence N. 64-54 W. 64.41 feet to a point; thence S. 76-29 E. 71.20 feet to a point; thence S. 54-17 E. 77.83 feet to a point; thence N. 57-41 E. 20 feet to an iron pin, the point of beginning.

For further description of the above described lot and easement see Plat entitled SUMMIT BUILDERS INC OF GREENVILLE prepared by Robert R. Spearman dated December 2, 1982, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9K at Page 4.

The above property is the same property conveyed to Linda Ann Vonder Haar, also known as Linda S. Vonder Haar by deed of Joe Hiller to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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