FILED
GREENVILLE CO. S.C.

BOOK 1592 PAGE 318

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 19 2 50 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAL-BAR PLUMBING CORPORATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, 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 TWENTY-FIVE THOUSAND AND NO/100---------- Dollars ($25,000.00) due and payable

pursuant to terms of note of even date.

~~with interest thereon from XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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, 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, about 6-1/2 miles from Greenville County Courthouse, on the west side of Augusta Road, described as follows:

BEGINNING at a stake at corner of an unnamed street and running thence with the unnamed street N. 45-02 W. 200 feet to a stake; thence S. 44-59 W. with line of Lot No. 47, 100 feet (see plat referred to below) to a stake; thence S. 45-02 E. 200 feet to a stake on the Augusta Road; thence with the Augusta Road, N. 44-59 E. 100 feet to the beginning corner, as shown on plat of property of Mrs. Alma Eunice Jones as Lot No. 4, said plat being made by W. J. Riddle, Surveyor, and recorded in the Office of the R.M.C. Office for Greenville County in Plat Book M at Page 81.

This is the same property conveyed to the Mortgagor herein by deed from Gilbert E. Lewis and Flora J. Lewis dated September 15, 1972, and recorded in the R.M.C. Office for Greenville County in Deed Book 956 at Page 332.

STATE OF SOUTH CAROLINA
TAX COMMISSION
DOCUMENTARY STAMP TAX
JAN 19 83
10.00

GCTC ----3 JA19 83 080

4.00

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 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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