

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1616 PAGE 148

FILED
GREENVILLE CO. S. C.
JUL 15 11 38 AM '83
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas E. Broome,

(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 Sixty One Thousand six Hundred and no/100-----
----- Dollars (\$ 61,600.00) due and payable

as per terms of note of even date

with interest thereon from _____ date at the rate of 14% per centum per annum, to be paid: monthly

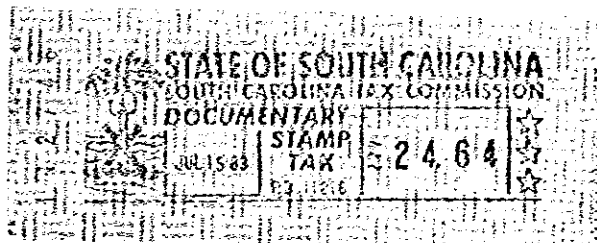
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, City of Greenville, known and designated as Lot No. 2 on Plat of Section 2, Richwood Subdivision, recorded in Plat Book TTT, Page 51 of the records contained in the R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southeast side of Parkins Mill Road, the joint front corner of Lots Nos. 2 and 3; thence with the joint line of said lots S. 59-20 E. 135 feet to an iron pin in line of Lot No. 21; thence with the line of said lot S. 30-40 W. 80 feet to an iron pin corner of Lot No. 1; thence with the line of said lot N. 59-20 W. 135 feet to an iron pin on the southeast side of Parkins Mill Road; thence with the southeast side of said Road, N. 30-40 E. 80 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Donald E. Baltz, Inc. dated June 20, 1969 and recorded in the R.M.C. Office for Greenville County in Deed Book 871 at Page 63 on the 1st day of July, 1969.



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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 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.