

MORTGAGE OF REAL ESTATE - TERRY E. HASKINS, ATTORNEY

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE FILED AUG 3 1 44 PM '83 MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN H. SLEY

WHEREAS, Robert R. Taylor, James V. Phoa and Ward W. Anderson

hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P.O. Box 6708, Greenville, SC 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 Eighteen Thousand and No/100 Dollars (\$ 18,000.00) due and payable according to the terms of the note signed of even date herewith.

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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

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, on the south side of Rogers Avenue, and being shown as Lot 48 on Plat of the Subdivision of Perry Property in Sans Souci, which plat is recorded in the RMC Office for Greenville, SC in Plat Book 1, Page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Rogers Avenue at the joint front corner of Lots 47 & 48 and runs thence along the line of Lot 47 S. 10-17 E. 150 feet to an iron pin; thence N. 79-28 E. 50 feet to an iron pin; thence along the line of Lot 49 N. 10-17 W. 150 feet to an iron pin on the south side of Rogers Avenue; thence along Rogers Avenue S. 79-28 W. 50 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors by deed of Colin D. Heaton, Dated April 16, 1971, and recorded in the RMC Office for Greenville County in Deed Book 913 at page 64.

Mortgagors: Golden, Bob Jones Univ Greenville SC.

SCOTT COUNTY REC'D AUG 16 1983

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 Mortgagee 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 Mortgagee 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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