

516 E. North Street
Greenville, S.C. 29601
BROWN, BYRD, BLAKEY, MASSEY, LEAPHART & SToudenMIRE, P.A. SUITE 15, 1701E NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE

1020

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
AUG 17 4 21 PM '83
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R.H.L.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, DR. DONALD W. SHELLEY

(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-FIVE THOUSAND AND NO/100 -----Dollars (\$65,000.00) due and payable

One year from date hereof,

with interest thereon from date at the rate of eleven per centum per annum, to be paid quarterly

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 Mortgagee 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, containing 24,808 square feet, more or less, and having, according to a survey thereof prepared by Webb Surveying and Mapping Company, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of the right-of-way of Simpson Street, at the joint front corner of the within tract and property now or formerly of Memorial Medical Park, and running thence, with the Eastern side of the right-of-way of Simpson Street, S. 53-08-43 E. 112.51-feet to an iron pin; thence S. 19-17-49 E. 41.54-feet to an iron pin on the Western edge of the right-of-way of the frontage road for U.S. Highway 1-185, also known as Bear Drive; thence with said right-of-way S. 10-48-45 W. 62.29-feet to an iron pin; thence S. 16-40-26 W. 42.0-feet to a point; thence N. 73-9-34 W. 150-feet to a point; thence N. 55-21-20 W. 42.05-feet to an iron pin in the line of Memorial Medical Park, the point and place of beginning.

This being the same property conveyed to the mortgagor by deeds of Hughes-Gilreath Real Estate and J. A. Gilreath, Jr. being recorded herewith.

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 now or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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 hereinafore described as free 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 defend against all and singular the said premises unto the Mortgagee, its heirs, assigns and against the Mortgagor and all persons claiming the same or any part thereof