

RECORDED

1627-758

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN J. MARTIN, JR.

(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

ONE HUNDRED SEVENTY-FIVE THOUSAND and NO/100 ----- Dollars (\$ 175,000.00) due and payable one year from date hereof

with interest thereon from _____ date _____ at the rate of prime per centum per annum, to be paid: ON September 28, 1984.

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 of land, to-wit: _____ in the City of Greenville, County of Greenville, State of South Carolina, County of _____~~

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina being located near the intersection of SIRRINE Drive and Augusta Road and being shown on a plat entitled "Property of John J. Martin, Jr." prepared by Carolina Surveying Co., R. B. Bruce, RLS dated September 20, 1983 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin along the northern edge of SIRRINE Drive 341.9 feet northeast of the intersection of Augusta Road and SIRRINE Drive and running thence along the line of Lot 4 N. 25-28 W. 324.2 feet to an old iron pin; thence running along property now or formerly of Park Heights N. 65-10 E. 110 feet to an old iron pin; thence running the line of a portion of Lot 6 S. 25-28 E. 323 feet to an old iron pin along the northern edge of SIRRINE Drive running thence with the northern edge of SIRRINE Drive S. 64-32 W. 110 feet to an old iron pin along the northern edge of SIRRINE Drive, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Martin Hillsman Dodenhoff to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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 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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