

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JAN 3 2 10 PM '84
DORRIS B. WALKER
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Grantee's Address:
P.O. Box 6807
Greenville, SC 29606

WHEREAS, I, LEO DOYON,

(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 Eight Thousand Seven Hundred Seventy Three and 92/100----- Dollars (\$ 8,773.92) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 16.52% per centum per annum, to be paid: per terms of note

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, on the northeastern side of Sycamore Drive and being known and designated as Lot Number 145 of East Lynn Addition and also a portion of Lot 145 of East Lynn Addition as shown on Plat thereof recorded in the RMC Office for Greenville County in Plat Book "H" at Page 220 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Sycamore Drive at the joint front corner of Lots Nos. 144 and 145 and running thence along the joint line of said lots N. 32-31 E. 226 feet to an iron pin; thence S. 37-32 E. 80 feet to an iron pin; thence along the joint line of Lots Nos. 145 and 146 S. 39-48 W. 199.8 feet to an iron pin; thence along the northeastern side of Sycamore Drive N. 58-29 W. 50 feet to the point of BEGINNING.

ALSO, that property beginning at an iron pin on the northeastern side of Sycamore Drive at the joint front corner of Lots Nos. 144 and 145 and running thence with the joint line of said Lots N. 32-31 E. 110 feet to a point; thence a new line through Lot No. 145 approximately S. 37-32 E. 62 feet to a point in the joint line of Lots Nos. 145 and 146, thence with the joint line of said lots S. 39-48 W. 110 feet to an iron pin in the northeastern side of Sycamore Drive at the joint front corner of said lots thence with the northeastern side of Sycamore Drive N. 58-29 W. 50 feet to the point of BEGINNING.

This is the identical property conveyed unto Mortgagor herein by Deed of Frances L. Godfrey, dated November 22, 1978, recorded November 27, 1978, in the RMC Office for Greenville County, South Carolina, in Deed Book 1092 at Page 556.

This is a second mortgage.

22540
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN-9'84 TAX \$ 03.52
PB. 11218

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. 400 3 11A01