

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Vol. 1046 Page 224

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
JAN 24 9 04 PM '84
DUNNIE & JACKIE L. HILL
M.C.

WHEREAS, Carl T. Hill and Jackie L. Hill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P.O. Box 6807, Greenville, South Carolina 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 Thirty-five Thousand

Dollars (\$ 35,000.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as set forth in said note.

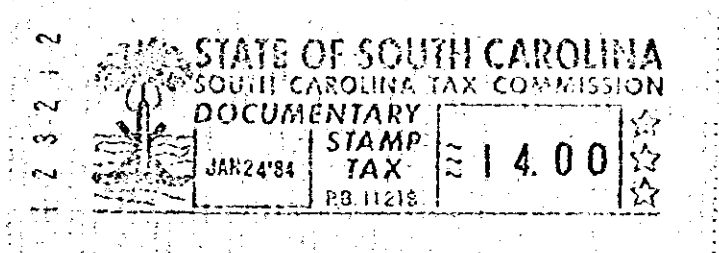
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, shown as part of Lot 1, Lot 2, Lot 3 and a 7 1/2 foot strip being shown on a plat of the property of Gordon E. Mann dated September 1, 1976, revised October 21, 1976, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 5-Y, Page 50 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of SC Highway 253 and Chicora Avenue and running thence with Chicora Avenue S 79-45 E 19.1 feet to an iron pin; thence still with said Avenue S 42-20 E 218 feet to an iron pin; thence N 79-45 W 193 feet to an iron pin on the eastern side of SC Highway 253; thence with said Highway N 10-15 E 132.7 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Richard R. Parrish and Martha H. Parrish as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1205, Page 32, on January 27, 1984.



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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 heireinabove 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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