

✓ E. North St  
City  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

VOL 1696 PAGE 855

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

FILED  
GREENVILLE CO. S.C.

JAN 2 4 00 PM '85  
R.M.C. PERSLEY

WHEREAS, We, Frederick E. Landrith and Mary Lynne M. Landrith  
(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 Eleven Thousand Three Hundred Sixteen and 94/100 (\$11,316.94)  
Dollars (\$11,316.94) due and payable

sixty (60) equal monthly installments of Two Hundred Fifty Eight and 56/100 (\$258.56)  
Dollars, beginning January 22, 1985.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 13.25 per centum per annum, to be paid:

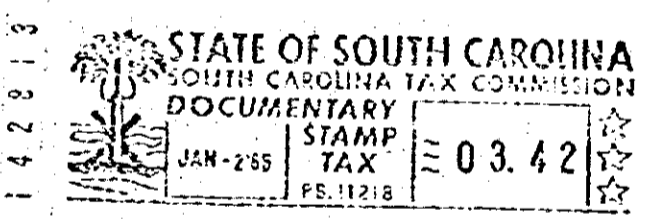
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

ALL that certain piece, parcel or lot of land lying in the State of South Carolina County of Greenville, shown as parts of Lots 70 and 71 on the southwest side of Douglas Avenue (now Evergreen Street) on a subdivision of Colonial Company, plat prepared by Carolina Surveying Company recorded in Plat Book G at pages 112 and 113 and having such courses and distances as will appear below:

BEGINNING at an iron pin on the southwestern side of Douglass Avenue, which point is 230.5 feet northwest from the intersection of said Avenue with South Franklin Road and running thence S. 47-19 W. 120 feet to an iron pin; thence N. 44-02 W. 57 feet to an iron pin; thence N. 46-03 E. 120 feet to an iron pin on the southwestern side of Douglass Avenue; running thence with said Avenue, S. 44-02 E. 59.5 feet to the point of beginning.



This being the same property conveyed to the Mortgagors by deed of Douglas Ray and Linda S. Emory recorded February 19, 1976 in Deed Book 1931 at page 777.

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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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