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MORTGAGE OF REAL ESTATE - CREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ONNIE S. TANKERS LEVALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, JAMES MICHAEL ALLEN & KAY CARAVAY ALLEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

In thirty six (36) monthly installments of \$152.23, beginning on April 22, 1977

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 eastern side of Farmington Road, being known and designated as Lot No. 25 as shown on plat entitled CHESTNUT HILLS, dated Karch 18, 1954, prepared by R. K. Campbell, and recorded in the R. H. C. Office for Greenville County, South Carolina, in Plat Book "GG" at Pages 34 and 35, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Farmington Road at the joint front corner of Lots Nos. 25 and 26 and running thence with the joint line of said Lots, S. 82-20 E. 157.2 feet to an iron pin; thence running S. 15-30 W. 80 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence running with the joint line of said Lots, N. 78-42 W. 145.5 feet to an iron pin on the eastern side of Farmington Road; thence running with the eastern side of Farmington Road; thence running with the eastern side of Farmington Road, N. 6-53 E. 70 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the identical property conveyed to James Michael Allen and Kay Caraway Allen herein by deed recorded in the R. M. C. Office for Greenville County, South Carclina, in Deed Book 1026 at Page 478, deed from JHJ Corp. and recorded Oct. 29, 1975.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertining, 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 ree 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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