

416 E. North St., Greenville, SC

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

1978 AUG 22
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John H. Stasney

(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

Six Thousand, Six Hundred Ninety Three and 48/100 Dollars (\$ 6,693.48) due and payable in thirty-six monthly payments of \$185.93 per month, commencing October 8, 1978 and continuing at the rate of \$185.93 on the 8th day of each month thereafter until paid in full

with interest thereon from date at the rate of 12.91% per centum per annum, to be paid monthly

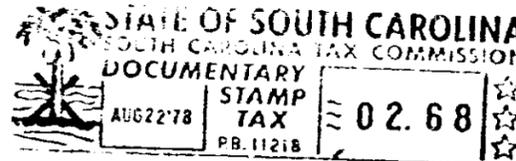
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

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 about one and one-half miles north of Tiger-ville Community on the North side of State Highway No. 11, being shown as containing 5.30 acres on a plat of property prepared for Darrell K. Harrison by Tri-State Surveyors, dated May 7, 1974 and recorded in Plat Book 5-B, page 104, RMC Office for Greenville County and having such metes and bounds as is thereby shown. According to said plat, said property fronts 722.5 feet on the North side of State Highway No. 11, with a depth of 192 feet on the West, a depth of 559.7 feet on the East and with a rear width along meanders of a branch of 622.8 feet.

This being the same property conveyed to the Mortgagor herein by deed of H. Timothy Lovestrand and Nancy L. Lovestrand of even date and recorded simultaneously with this mortgage.

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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 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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