ADDRESS: Popox 6807

Greeniselle, SC 29606

MORTGAGE INDIVIDUAL FORM MITCHIS IC& ARIAIL, GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Donald L. Kahler, Harold E. Bixler and A.M.B. Enterprises, Inc.

thereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

of Eaton Laboratories, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note/of even date herewith, the terms of which are incorporated herein by reference, in the sum of

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WHEREAS, the Mortgagor may bereafter 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 scaling and delivery of the freelents, 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 fiece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville with all improvements thereon in Gantt Township being known and designated as the southern portion of lots nos. 17 and 18 according to a plat of OAKVALE FARMS made by C. C. Jones dated August 1941 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book M at Page 15 and having according to a more recent plat, entitled PROPERTY OF J. C. DUNIAP made by Dalton & Neves Company dated August, 1975 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-L at Page 82, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Oakvale Drive, at the joint corner of property herein mortgage and the right of way of the Atlantic Coastline Railway and running thence along Oakvale Drive, N. 73-53 W. 30 feet to an iron pin; thence S. 20-17 W. 85.3 feet to an iron pin; thence S. 72-30 W. 100 feet to an iron pin; thence N. 83-0 W. 94 feet to an iron pin; thence N. 73-30 W. 123.5 feet to an iron pin; thence S. 77-30 W. 111 feet to an iron pin; thence S. 74-20 W. 157.5 feet to an iron pin on the joint line of lots nos. 18 and 19; thence with the line of lot no. 19, S. 29-41 W. 139.4 feet to an iron pin; thence S. 60-19 E. 575 feet to an iron pin on the right of way of the Atlantic Coastline Railway; thence with said right of way, N. 20-17 E. 562.5 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Dumlap Painting and Sandblasting, Inc. to be recorded herewith.

This mortgage is given to secure the promissory note of Eaton Laboratories, Inc. as identified above, which note the above/mortgagors co-signed personally. Arthur M. Brissie, Jr., sole stockholder, director and officer of A.M.B. Enterprises, Inc. co-signed said note.

DOCUMENTARY
STAMP
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting firtures 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.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

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(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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