MORTGAGE - INDIVIDUAL FORM - EMHICHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROLEYA

1

`~0 **S. C**.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE 10 1 13 PH 182

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Linda S. Vonder Haar also known as Linda Ann Vonder Haar

(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

Sixty-three Thousand One Hundred Five and 85/100---- Dollar (1 63, 105.85) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 scaling 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 piece, parcel or lot of land with all buildings and improvements thereor situate, lying and being on the northern corner of the intersection of Morwell Drive with Broadford Road in Greenville County, South Carolina being known and designated as Lot No. 169 as shown on a plat entitled DEL NORTE ESTATES made by Piedmont Engineers and Architects dated August 28, 1968 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WWW at Pages 32 and 33, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagor by deed of John P. Walters and Karen L. Walters recorded April 22, 1977 in Deed Book 1055 at Page 163.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being on the northeastern side of Stoneridge Drive in Greenville County, South Carolina being known and designated as lot no. 5 as shown on a plat entitled STONERIDGE, PHASE I, made by Robert R. Spearman, dated January 28, 1982 and having according to said plat the following metes and bounds, to-wit:

TO FIND THE POINT OF BEGINNING, BEGIN at an iron pin on the northern side of Altamont Road, at the corner of property of Raines as it intersects with Altamont Road also being the point where the western side boundary line of lot no. 1 of Stoneridge Subdivision intersects Altamont Road and running thence with the northeastern side of Altamont Road, S. 70-11 E. 68.33 feet to a point on the northern side of Stoneridge Drive; thence along the northern and northeastern side of Stoneridge Drive, N. 47-17 E. 68.64 feet to a point, N. 65-26 E. 78.16 feet to a point, S. 76-51 E. 79,47 feet to a point, S. 53-43 E. 90.06 feet to an iron pin at the joint front corner of lots nos. 4 and 5, which iron pin marks the POINT OF BEGINNING: FROM THE POINT OF BEGINNING AS THUS ESTAB-EISHED, and running thence along the common line of lots nos. 4 and 5, N. 57-E.30.00 feet to an iron pin; thence continuing along the common line of said lots, N. 42-30 E. 166.66 feet to an iron pin; thence S. 43-22 E. 163.11 feet to an iron pin at the joint rear corner of lots nos. 5 and 6; thence along the common line of lots nos. 5 and 6, S. 62-31 W. 206.73 feet to an iron pin; thence continuing along the common line of lots nos. 5 and 6, S. 76-32 W. 30.00 Get to an iron pin on the northeastern side of Stoneridge Drive; thence along the curve of the northeastern side of Stoneridge Drive, the chord of which is -continued-

OTogether 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 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.

OTO 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 bereinabove 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages 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:

41) 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 Mortgager 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.

(O)