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MORTGAGE - INDIVIDUAL ~~JOHN S. TARRHILL~~ LARD, P.A., GREENVILLE, S. C.
STATE OF SOUTH CAROLINA } R.M.C.
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D & D Enterprises, A General Partnership

(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 Twenty Five Thousand and No/100-----Dollars (\$ 25,000.00) due and payable six (6) months from date.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: semi-annually

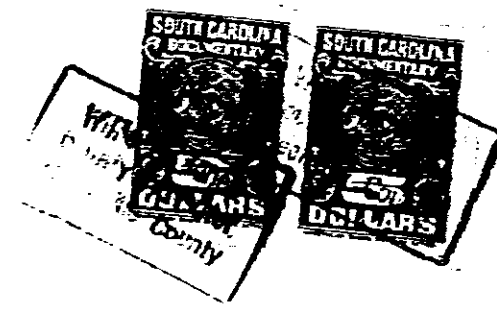
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN: at 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 piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of the Roper Mountain Road in Butler Township, Greenville County, South Carolina being shown and designated as Tract No. 3 containing 25.0 acres on a plat of the property of Charles C. Thomason Estate made by J. Mac Richardson, Surveyor dated December, 1952 recorded in the RMC Office for Greenville County, S.C. in Plat Book Y, page 110 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in a nail and cap in or near the center line of Roper Mountain Road at the corner of Tract No. 2 now a part of Deerwood Farms and running thence with the center of Roper Mountain Road, S. 87-58 W., 676.5 feet to a nail and cap in the center of said road; thence along the line of Deerwood Farms, (Tract No. 4), N. 13-14 W. 569 feet to an iron pin in or near a stream; thence with the center line of said stream as the line, the following courses and distances, to-wit: S. 83-06 W. 259.8 feet to a stake and N. 46-54 W. 474.4 feet to the intersection of said branch with Rocky Creek; thence with Rocky Creek as the line and following the center line thereof, the traverse line being N. 8-16 E. 500.3 feet to a nail in a wood bridge (now gone); thence with the center line of a now abandoned farm road and running thence with the line of Tract 5, owned by McKinney, the following courses and distances: S. 74-46 E. 135 feet to a point, N. 82-22 E. 180 feet to a point; S. 77-45 E. 230 feet to a point and N. 82-53 E. 230 feet to an iron pin; thence with the line of Tracts Nos. 2 and 5, S. 23-05 E. 1457.6 feet to a nail and cap, the beginning corner.

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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 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.

The Mortgagor further covenants and agrees as follows:

(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.

RECORDED

4328 RV.2