

The State of South Carolina,
County of Greenville

FILED
GREENVILLE CO. S. C.
SEP 12 4 46 PM '77
DONNIE S. TANKERSLEY
R.M.C.

1409 612

To All Whom These Presents May Concern:

JAMES E. HALBKAT, JR., AND SANDRA H. HALBKAT SEND GREETING:

Whereas, we, the said James E. Halbkat, Jr., and Sandra H. Halbkat
in and by our certain promissory note in writing, of even date with these
presents, are well and truly indebted to COMMUNITY BANK

in the full and just sum of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) Dollars
, to be paid one (1) year from date

, with interest thereon from date

SEP 12 1977 TAX 07.00
PB. 11218

at the rate of nine per centum per annum, to be computed and paid quarterly, beginning
December 15, 1977,

until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the
mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees,
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said James E. Halbkat, Jr., and Sandra H.
Halbkat, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Community Bank

according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to us, the said James E. Halbkat, Jr., and
Sandra H. Halbkat, in hand well and truly paid by the said Community Bank

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said Community
Bank, its successors and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the North-
western side of Foot Hills Road, near the City of Greenville, County of
Greenville, State of South Carolina, being known and designated as Lot No.
55 as shown on a plat of property of Green Valley Estates, recorded in the
R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at pages
2 and 3 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Foot Hills Road, said pin
being the joint front corner of Lots 55 and 56 and running thence with the common
line of said lot N. 68-58 W. 232.3 feet to an iron pin, the joint rear corner of
Lots 55 and 56; thence N. 30-30 E. 322.1 feet to an iron pin; thence S. 79-00 E.
102.8 feet to an iron pin on the Northwestern side of Foot Hills Road; thence
with the Northwestern side of Foot Hills Road S. 11-58 W. 242.3 feet to an iron
pin; thence continuing with the said road S. 1-12 W. 100 feet to the point of
beginning.

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