

OFFICE OF THE CLERK OF COURT
SOUTH CAROLINA

BOOK 1499 PAGE 47

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

DEED BOOK 1078 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
S. S. SLEAY

WHEREAS, PATRICIA M. HARRISON

(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 ELEVEN THOUSAND NINE HUNDRED ELEVEN AND 20/100---

-----Dollars (\$ 11,911.20) due and payable

IN Eighty-Four (84) equal monthly installments of One Hundred Forty-One and 80/100 (\$141.80) Dollars per month. Beginning May 1, 1980 and continuing until paid in full.

with interest thereon from March 26, 1980 at the rate of 18 % per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Chisolm Trail, in the City of Greenville, S. C., being known and designated as Lot No. 8 on plat entitled "Final Plat, Section No. 2, Parkins Lake Development" as recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, page 93, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Chisolm Trail, said pin being the joint front corner of Lots 8 and 9 and running thence with the southeasterly side of Chisolm Trail N. 37-15 E. 62.3 feet to an iron pin; thence continuing with the southeasterly side of Chisolm Trail N. 33-55 E. 77.7 feet to an iron pin, the joint front corner of Lots 7 and 8; thence with the common line of said lots S. 51-23 E. 185.6 feet to an iron pin; the joint rear corner of Lots 7 and 8; thence S. 33-55 W. 100.6 feet to an iron pin; thence S. 61-28 W. 30 feet to an iron pin, the joint rear corner of Lots 8 and 9; thence with the common line of said lots N. 55-16 W. 174.7 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1078, Page 990 - Robert A. Brown 5/11/78.

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 fixtures and improvements, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

0047

4328 RV-2