

MORTGAGE OF REAL ESTATE

REC: 1557 143

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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DONN ANBERSLEY
RMC

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Barbara J. Polk

(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 Forty-Seven Thousand Six Hundred Thirty and 19/100-----

Dollars (\$ 47,630.19) due and payable

as provided for in Promissory Note executed of even date herewith.

~~with interest to be paid from the date of the making of this mortgage to the date of payment~~

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, the Mortgagee's heirs, 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, on the eastern side of Piney Mountain Road, lying between the rights-of-way of Southern Railway and P. and N. Railway, and being more particularly described according to a topographic map prepared for Precision Machine Works, Inc. by James M. Beeson, September 7, 1954, as follows:

BEGINNING at a point in Piney Mountain Road, at or near the southern side of Bridge crossing the P. and N. Railway, and running thence along a curved line approximately parallel to and 42-1/2 feet distant from the center of the P. and N. Railway track, a distance of 809 feet to a point in creek; thence along creek as a line in a southeasterly direction 85 feet, more or less, to point on the northern side of right-of-way of Southern Railway Company; thence with said right-of-way in a southwesterly direction a distance of 930 feet, more or less, to pin on Piney Mountain Road; thence with said Road in a northerly direction 132 feet, more or less, to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Grover C. Parham recorded in the RMC Office for Greenville County in Deed Book 958 at Page 549 on October 25, 1972.

THE mailing address of the Mortgagee herein is P. O. Box 6807, Greenville, S. C. 29606.

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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 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 is 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.

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