

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 27 11 55 AM '81
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, GARY R. WATKINS

(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 THOUSAND FIVE HUNDRED SIXTY-SIX AND 80/100

-----Dollars (\$ 20,566.80) due and payable
IN Sixty (60) equal monthly installments of Three Hundred Forty Two and 78/100 (\$342.78) Dollars, Beginning December 15th, 1981 and continuing monthly until paid in full.

with interest thereon from Nov. 27, 1981 at the rate of 16.50 % 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 lot of land lying in the State of South Carolina, County of Greenville, being designated as Lot No. 2 situate on the western side of U. S. Highway 29 (Piedmont Highway) as shown on a plat of the Property of Maggie Mae Lampe (Gancedo) recorded in the R.M.C. Office for Greenville County in Plat Book II, at Page 183, and being more particularly described as follows:

BEGINNING at an iron pin on the western side of U. S. Highway 29 (Piedmont Highway) at the joint front corner of Lots Nos. 1 and 2 and running with the common line of said lots S. 84-52 W. 223.4 feet to an iron pin, the joint rear corner of said lots; running thence with the rear line of Lot 2 S. 24-21 E. 81 feet to an iron pin, the joint rear corner of Lots 2 and 3; running thence with the common line of Lots 2 and 3 N. 84-52 E. 192 feet to an iron pin on the western side of U. S. Highway 29 (Piedmont Highway), the joint front corner of Lots 2 and 3; running thence along the western side of said Highway N. 0-08 W. 75 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1158, Page 843 - Thomas H. McMakin and Georgianna P. McMakin 11/27/81

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
NOV 24 1981

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 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.

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