

MORTGAGE OF REAL ESTATE

BOOK 1532 PAGE 808

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED 2 06 PM '82  
DONALD W. WYERSLEY  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FREDRICK M. WYLIE, JR., and JAN M. WYLIE-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK of Greenville, South Carolina-----

Post Office Box 6807, Greenville, South Carolina, 29606-----  
(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 Ten Thousand and No/100-----

-----Dollars (\$ 10,000.00--) due and payable  
as provided in said note;

with interest thereon from date at the rate ~~XX~~ AS / provided in said note to be paid: as provided in said note.

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

ALL that certain piece, parcel or lot of land, about three miles from Greenville Courthouse, being known and designated as Lot No. 105 of Sunset Hills, according to a plat thereof, made by R. E. Dalton, dated December, 1945, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P at Page 19, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Waccamaw Circle at the joint front corners of Lots No. 106 and 105 and running thence along the line of said Lot No. 106, S. 48-50 W., 168.7 feet to an iron pin in line of property belonging to F. H. Earle; thence with the line of said Earle property S. 32-23 E., 75.9 feet to an iron pin at back corner of Lot No. 104; thence running with the line of said Lot No. 104, N. 48-50 E., 180.2 feet to iron pin on Waccamaw Circle; thence with the said Waccamaw Circle, N. 41-10 W., 75 feet to iron pin at point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Fred M. Wylie recorded in the Greenville County RMC Office in Deed Book 1107 at Page 590, on July 25, 1979.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. 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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